

**VILLAGE OF QUOGUE
DESIGN REVIEW BOARD
PUBLIC HEARING
FRIDAY FEBRUARY 27, 2026
10:00 A.M.**

Pursuant to §103-a of the New York State Public Officer's Law and Local Law No. 3 of 2022, this public hearing of the Design Review Board was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).

Members present in person: Chairperson Judith McDermott, Mark Seigel, Mark Stevens, Alternate Member Sarah Adams, and Alternate Member Victoria Sartorius

Members present via ZOOM: Paula Prentis, Sally Booth

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Office Assistant Tara Mahon, David Wolkoff, Craig Arcuri, Phil Calderone, Matthew Horvath, Stephan R. Thimme, Anir Dighe

Others present via ZOOM: Robert Levy, Alan Trager, Lee Wadelton

Ms. McDermott called the meeting to order and opened the public hearing to discuss the proposed design for 45 Assups Neck Lane in Quogue. Mr. Seigel, a neighbor of the property, stated that he would be recusing himself from his role as a Board member, after which he left the dais and joined the audience.

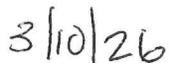
Stephan Thimme, an architect with Workshop/APD, and Matthew Horvath, a landscape architect with LaGuardia Design, proceeded with the presentation. Mr. Thimme reviewed the project's design, materials, and landscaping. He presented the Board with renderings of the site plan and showed the various views of the proposed construction. He confirmed that the project complies with all zoning requirements. Additionally, Mr. Thimme pointed out that there will be two driveway entrances—one from Assups Neck Lane and another from Seascape Lane. He emphasized that the neighborhood features a mix of modern and traditional homes, and he believes this new home will blend in well with its surroundings. Mr. Bruyn asked for more details on the design styles of the surrounding neighborhood. Mr. Thimme confirmed that fill would need to be brought onto the property as it is in a flood zone. Mr. Nowak said that this application had been filed last year and meets the 2022 New York State Code. Mr. Horvath reviewed the landscape design and explained the types and heights of the proposed plantings. He noted that the landscape design was chosen to limit the view of the home from the street for privacy. He confirmed that a six to twelve-inch berm with a French drain will need to be installed along the front property line to maintain the health of the plant roots. Mr. Levy, the neighbor at 43 Assups Neck Lane, asked for clarification of the landscape plan in the area between the two properties, as he is concerned about privacy. Mr. Thimme reviewed the various plantings and heights. Ms. Booth asked if the lighting plan for the project could be discussed. Mr. Thimme replied that they have proposed pathway and pool lighting, with sconces at the entry doors for safety. He emphasized that no extravagant lighting will be installed. The materials, colors, and decking on the roof were discussed next. Mr. Thimme added that no solar panels are proposed, but they will have geothermal heating and cooling. The issue of the view from the second floor to the neighbors' properties was discussed. Mr. Trager, the neighbor at 2 Meadow Lane, noted that he has submitted a letter to the Board for the record. Mr. Trager expressed concern about the substantial flooding that occurs on both Assups Neck and Seascape Lanes, and asked what is proposed to remedy this situation. Mr. Trager asked how the property would be substantially de-bogged and where those materials would be disposed of. He also questioned whether dry wells are being proposed, rather

than French drains. Mr. Trager requested that the landscape design be as porous as possible to limit drainage onto the street. He also had concerns regarding the design of the entrance signage. Mr. Nowak said that the concrete entrance signage would not meet the Village Zoning Code. Mr. Trager also discussed safety issues regarding the proposed driveway. He suggested that the driveway on Assups Neck Lane be used only as an entrance, and the one on Seascape Lane be used only as an exit. Mr. Trager next discussed the possible raising and resurfacing of Assups Neck and Seascape Lane to accommodate the increased traffic. Mr. Thimme said there will be substantial soil de-bogging done on the property, and dry wells are proposed, and an application for such has been submitted to the SC Health Department. Mr. Horvath explained that there is roughly 3 feet of clay sitting on top of sandy soil, and they will have to get through this impermeable layer and backfill with indigenous soil to improve the poor drainage conditions. Mr. Trager spoke of the de-bogging process, which was recently completed on his properties. He added that adding differing contours to the property was also very helpful. Mr. Thimme said that the de-bogged soil will be removed and brought to another location outside of Quogue. Mr. Horvath confirmed that the SWPPP has been filed. Mr. Wolkoff spoke of his family ties to the Village and how much he is looking forward to building this home. He spoke of the modern design and how he feels this home will fit in tastefully with the other properties in the neighborhood. Mr. Thimme added that the house at 12 Assups Neck Lane also has a modern design. Mr. Horvath said there were at least three other modern designs as well. Ms. McDermott asked if anyone present would like to be heard, and no one came forward. Ms. McDermott confirmed that the Board has been provided with enough information to make a decision. Mr. Stevens spoke of the Design Review Board's role in this process. He said that this house is not in the Historic District, so there is a bit more flexibility with the very modern design. He added that the house is not very visible from the road due to the landscape design. Mr. Stevens further added that the applicant is very willing to work with the neighbors' concerns. Ms. McDermott emphasized that if any changes are made to the proposed landscape or lighting plans, she would like the Board to be notified. Ms. Prentis confirmed that the concrete signs would be eliminated. Ms. McDermott made a motion to approve the attached resolution to conditionally approve this application. The motion was unanimously carried.

There being no more business, the meeting was adjourned.



Denise Michalowski
Deputy Village Clerk



Date