

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, JANUARY 23, 2026

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

Members present in person: Chairman Stephen Farrell, Clarke Lewis, James Miller, and Alternate Member Maya Ryvicker.

Member present via ZOOM: Robert Levy

Members absent: Lynn Lomas

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Design Review Board Chairperson Judith McDermott, Deputy Village Clerk Denise Michalowski, Elizabeth Baldwin, David Kepner, Mark Malloy, Kittric Motz, Theresa & Jason Belkin, Jack Seeliger, Don & Jan Allison, Christopher Keber, Robert & Amanda Murray, Andrew Oliverio, James Hulme

Others present via ZOOM: Joan McGivern, Lee Wadelton

1. Mr. Farrell called the meeting to order and designated Maya Ryvicker as a voting member in Lynn Lomas' absence. Mr. Farrell asked for a motion to approve the minutes of the December 19, 2025 meeting. Mr. Miller made the motion, and Mr. Lewis seconded the motion. The motion was unanimously carried. He then set the next meeting date to February 20, 2026, with a submission deadline of February 6, 2026. Mr. Farrell said that for future reference, the applicants should provide property history for all change-of-tenant applications.

2. The first matter to be heard today was the application for tenant approval of **Quogue Coffee Company LLC at 48 Quogue Street SCTM# 902-8.1-1-2**

An Engineering Memo has been issued for this application. Property owner Andrew Oliverio, Attorney Kittric Motz, and proposed tenants Theresa & Jason Belkin, along with their Attorney James Hulme, were present for the application. Ms. Motz said that the hours of operation (7:30 am-5:00 pm, 7 days/week) and layout comply with the requirements of the Trustees and the Zoning Board. Mr. Nowak said that a Building Permit application has been submitted for interior alterations. Mr. Oliverio confirmed that he has purchased all four tax parcels. Mr. Hulme explained that this will be more of a café-type use than other Hampton Coffee locations. Mr. Gaudiello noted that this use will utilize a portion of the outdoor common area, and this should be noted in the change of tenant approval. Mr. Gaudiello further noted that the garbage refuse area should be properly screened, along with other areas required to be screened by a prior ZBA decision. Mr. Farrell made a motion to approve this application, and Mr. Lewis seconded the motion. The motion was unanimously carried. Mr. Farrell noted that no signage review has been requested at this time.

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3. The next matter on the agenda was the application for tenant approval of Lauren Hagopian, Esq. at 44 Quogue Street SCTM# 902-7-2-33

An Engineering Memo has been issued for this application. No one was present for this matter. Mr. Farrell made a motion to approve this change of tenant, and Mr. Miller seconded the motion. The motion was unanimously carried.

4. The next matter on the agenda was the public hearing for Jessups Landing South, LLC at 26 Montauk Highway SCTM# 7-2-50.12

A Site Plan Memo has been issued for this application. Mr. Farrell made a motion to open the Public Hearing, and Mr. Clarke seconded the motion. The motion was unanimously carried. Applicant David Kepner, Attorney Elizabeth Baldwin, and Civil Engineer Jack Seeliger were present for this application. Mr. Bruyn noted that the applicant has submitted the required Affidavit of Mailing, and it was found to be in good order. Mr. Kepner summarized the application. Ms. Motz came forward and asked to review the site plan. She added that she was concerned about the location of the telephone pole. Mr. Seeliger said that the entrance has been moved and will not interfere with the telephone pole. Mr. Malloy next came forward to say he had no issues with this project. He asked if anything like this project could be made available for younger families in the area. Mr. Kepner noted that this will have an age restriction of 55 plus, with no one under the age of 19 allowed to reside in any of the dwellings. Next, Mr. Allison came forward to express his support for this project. He noted that he is an owner in the current Jessups Landing property across Montauk Highway, and has been very happy. Mrs. Allison also expressed how much she enjoys living in Jessups Landing and supports this application. Mr. Farrell noted that this will be a separate property from the currently constructed Jessups Landing. Mrs. Wadelton said she is happy with the screening and plantings that have been done on this property. Mr. Farrell asked if anyone else would like to be heard. No one came forward, and Mr. Farrell made a motion to close the in-person Public Hearing, and leave the record open for a two-week period (until February 6, 2026) to receive any written comments. Mr. Miller seconded the motion, and it was carried unanimously. Mr. Farrell next made a motion to refer this matter to the Design Review Board and the Fire Marshall for review and comment. Mr. Miller seconded the motion, and it was carried unanimously. Mr. Seeliger explained that the Suffolk County Department of Health has asked that the sanitary density for this project be decreased. He further explained that to comply with this, they removed the basement livable space from the two houses that had this proposed originally. Mr. Farrell said it should be a condition of approval that the basements cannot be finished. Mr. Seeliger said they have submitted the revised plan to the Health Department and are waiting for a response. The matter of Park Fees was discussed.

5. The last matter to be heard today was the holdover subdivision application of Keber at 106 Quogue Street SCTM# 902-10-1-7

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A Subdivision Memo has been issued for this application. Applicant Christopher Keber and Attorney Kittric Motz were present for this application. Mr. Farrell made a motion to approve the attached Resolution to Adopt a Negative Declaration for this subdivision. Mr. Miller seconded the motion, and it was carried unanimously. Mr. Bruyn said that once Health Department approval has been issued, the applicant can submit a final application. Mr. Gaudiello discussed the access to the northerly lot coming off of Montauk Highway and recommended that this be addressed before final approval is issued. Ms. Motz noted that they have been discussing the landscaping matter with the neighbors.

As there was no more business, the meeting was adjourned.

Denise Michalowski
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Deputy Village Clerk

2/17/26
Date