

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC MEETING  
FRIDAY, MARCH 20, 2026

**Pursuant to §103-a of the New York State Public Officers' Law and Local Law No. 3 of 2022, this public meeting 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, Lynn Lomas, and Alternate Member Maya Ryvicker.

**Member present via ZOOM:** Robert Levy

**Members absent:** James Miller

**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, Jason Belkin, Kittric Motz, Anthony Pasca, Jim Hulme, Bailey Larkin

**Others present via ZOOM:** Lee Wadelton

1. Mr. Farrell called the meeting to order and set the next meeting date to Friday, April 17, 2026. The submission deadline is April 3, 2026. Mr. Farrell asked for a motion to approve the minutes of the January 23, 2025 meeting. Mr. Levy made the motion, and Mr. Lomas seconded the motion. The motion was unanimously carried. Mr. Farrell noted that the February meeting had been cancelled due to a lack of agenda items. He next designated Alternate Member Maya Ryvicker as a voting member in James Miller's absence.

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

Mr. Nowak has reviewed the sign application and noted that the signage meets all the dimensional requirements of the Code. Applicant Jason Belkin and Attorney Jim Hulme were present for this application. Mr. Hulme clarified that the sign will read **Hampton Coffee Quogue**. Mr. Farrell made a motion to approve this application, and Mr. Lomas seconded the motion. The motion was unanimously carried.

3. The next matter to be heard was a new application for a 2-lot residential subdivision sketch plan from **Thomas & Ashley Bradley at 12 Niamogue Lane, SCTM# 902-10-3-32.1.**

A Subdivision Memo has been issued for this application. Attorney Bailey Larkin was present on behalf of the applicants. Ms. Larkin reviewed the application and noted that no variances will be requested. Mr. Gaudiello reviewed some of the comments in the Subdivision Memo. He

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clarified that a Tidal Wetlands Permit would be required at this time. Mr. Farrell noted that the deadline to submit any new information for review is April 3, 2026.

**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. Attorney Anthony Pasca was present at the meeting on behalf of the applicant. Mr. Pasca discussed changing the proposed resolution to allow the applicant to come back to the Board in the future regarding the habitability of the basements should the NYS Sanitary Code change. Mr. Gaudiello said that the Suffolk County Health Department will also be requiring a Covenant to be filed. Wayne said that Mr. Gaudiello has suggested that the restrictions regarding what structures are not allowable in the 25' Vegetative Buffer should also be noted on the Site Plan. Mr. Farrell said that the Board would like to add BBQs and Outdoor Kitchens to the list of non-allowable structures. Mr. Gaudiello discussed the lack of landing areas from the sliding glass doors on the Site Plan. Mr. Nowak spoke of the Code requirements for steps and landings that would encroach into the 25' setback area. Mr. Gaudiello suggested that the proposed landings be shown on the Site Plan and that the resolution reflect the minimum allowable encroachment in these areas to comply with the Code. Mr. Gaudiello also recommended that the basement window wells be removed, as these areas are not to be habitable. Mr. Farrell made a motion to adopt the attached modified resolution, which gives conditional site plan approval. Mr. Levy seconded the motion, and the motion was unanimously carried.

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

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Denise Michalowski  
Deputy Village Clerk

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Date