

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, MAY 15, 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, Alternate Maya Ryvicker, and Alternate Paul Hagen

Members absent: Bob Levy, Lynn Lomas, James Miller

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittric Motz

Present by ZOOM: Lee Wadelton, Phillip Penney

1. Mr. Farrell called the meeting to order and welcomed new alternate member Paul Hagen to the Board. He set the next meeting date to Thursday, June 18, 2026, at 2:00 pm, with a submission deadline of June 5th. Mr. Farrell noted this is a change in day and time from the normal schedule because the third Friday of June falls on a holiday, and the offices are closed. Mr. Farrell designated Ms. Ryvicker and Mr. Hagen as voting members for this meeting in place of Mr. Lomas and Mr. Miller. Mr. Farrell next made a motion to approve the minutes of the April 17th, 2026, meeting, and Mr. Lewis seconded the motion. Ms. Ryvicker voted aye, and Mr. Hagen abstained as he did not attend the meeting.

2. The first matter on the agenda today was the change of tenant and sign permit applications from **Cold Spring Harbor Construction at 44 Quogue Street SCTM# 902-7-2-33**.

Applicant Phillip Penney was present on the ZOOM call. The number of employees and hours of operation were discussed. Mr. Nowak said the requested sign is within the size parameters, and he has no issues. Mr. Farrell made a motion to approve the site plan for the change-of-tenant request, and Mr. Clarke seconded the motion. The motion was unanimously carried. Mr. Farrell next made a motion to approve the sign permit application, and Mr. Clarke seconded the motion. The motion was unanimously carried.

3. The last matter on the agenda for today was a request from **2 Seascape LLC and 4 Seascape LLC at 2 & 4 Seascape Lane SCTM# 902-7-1-7.5&7** for the setback restriction for structures and sanitary systems to be modified for Lot 2 to correspond with the DEC setback of 75' from the bulkhead instead of 100' from the mean highwater mark.

Attorney Kittric Motz was present at the meeting on behalf of the applicant. Mr. Bruyn reviewed that the original application was for a proposed Lot Line Modification involving 2 lots on a previously filed map. He continued that on October 18, 2024, after a Public Hearing, the Planning Board reviewed and adopted a resolution approving the proposed Lot Line

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Modification. Mr. Bruyn explained that these two lots were shown as lots on the previously approved map of Gael Georgeson, which was approved in 1979 with certain conditions, and the Board wanted to ensure that any covenants, restrictions, and easements previously recorded were duly modified. Mr. Bruyn noted that a condition had been set in 1979 requiring that all residential buildings and sanitary disposals on each lot be set back not less than 100 feet from the Quantuck Bay high-water mark. Ms. Motz raised questions about this condition and has submitted a letter to the Board requesting to modify this condition. Mr. Bruyn noted that there is no final map in the record with the required note about this setback. He further noted that since 1979, the property has been bulkheaded, which has created a definite wetland line, and a nonconforming house was built on lot 3 (which has since been demolished). Ms. Motz showed the Board a map with DEC approval from May 16, 2025, which shows 100 feet from the bulkhead as the rear yard setback, and 75 feet from the other waterfront sides. Ms. Motz explained that the 100-foot setback from the bulkhead would be greater than the 100-foot setback from the high-water mark, and the other area differences were minimal. Ms. Motz reviewed the history of submissions and approvals of these properties. She said the applicant is requesting clarification on the building envelope for the principal residence, which has been approved by the DEC. The size of the building envelope and the location of accessory structures were discussed. Mr. Bruyn discussed the Planning Department advisory letter. Mr. Bruyn said the easement regarding the first 355 feet will remain valid, and an additional easement will be recorded for the common driveway to the west. Mr. Bruyn will draft a written resolution for this amendment. Mr. Farrell made a motion to adopt the attached resolution. Mr. Lewis seconded the motion, and the motion was unanimously carried.

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

Denise Michalowski
Denise Michalowski
Deputy Village Clerk

6/17/26
Date