

**VILLAGE OF QUOGUE
DESIGN REVIEW BOARD
PUBLIC MEETINGS
THURSDAY, JUNE 18, 2026**

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 Stevens, Paula Prentis, Alternate Member Sarah Adams, Alternate Member Victoria Sartorius

Members present via ZOOM: Sally Booth

Members absent: Mark Siegel

Other's present in person: Village Attorney Wayne Bruyn, Village Chief Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Office Assistant Tara Mahon, Nick Messina, Charles Kuehn, Jim Conlin, Carolyn Conlin, Keith Boyce, Daniel Gurskis, Sally Beatty, Trevor Gonce, Rachel Gonce, Barbara Sartorius, Marcia Bradley, Joseph Spano, Renee Spano, George Motz, Ted St. Germain, Randy St. Germain, Mack Highet, Ted Necarsulmer, John Duff, Noah Walley, Nick Verma, Robbie Singh, Brian Butler, Kittric Motz, Marc Lewis, Jeanette Obser

Others present via ZOOM: Lee Wadelton, Theresa Fontana, Margaret Noraling

Call to Order by Chairperson Judith McDermott at 11:03 a.m.

Minutes Approval

Public Hearing Meeting of May 21, 2026

Board Chairperson Ms. McDermott made a motion to approve the minutes of the May 21, 2026 meeting, and Mr. Stevens seconded the motion. All board members voted aye.

Approval of Alternate Voting Member

Board Chairperson Ms. McDermott made a motion to approve Victoria Sartorius as a voting member in Mark Siegel's absence, and Mr. Stevens seconded the motion. All board members voted aye.

Approval of Procedures Applicable to Meetings of the Design Review Board Held via Videoconferencing

Board Chairperson Ms. McDermott made a motion to approve the procedures applicable to meetings of the Design Review Board held via videoconferencing, and all board members voted aye.

Approval of Design Review Board Guidelines

Board Chairperson Ms. McDermott stated the board has created guidelines to assist applicants with projects. Copies were made available to all in attendance and are posted to the village website. Ms. McDermott made a motion to approve the guidelines, and Ms. Prentis seconded the motion. All board member voted aye.

Purpose of the Public Hearings

Board Member Mr. Stevens stated the Design Review Board is to meet monthly for new construction and renovation projects while following the village code. The Design Review Board welcomes feed back from all community members. The Design Review Board Mission Statement was read.

**Robin Knox, Mark D. Knox, Theodore St. Germain, and Randy St. Germain – Application
107 Jessup Avenue, SCTM# 902-7-2-23.3**

Design Review Board Member Sarah Adams recused herself from the presentation of the property due to her proximity as a neighboring property owner.

Architect Charles Kuehn approached the board and spoke on behalf of the builder Nick Messina.

Mr. Kuehn distributed illustrations to the board members. Mr. Bruyn asked if the illustrations were in the records. Mr. Messina responded yes via email. The illustrations were also shown on the big screen for the audience to view.

Mr. Kuehn stated the application is to demolish the existing house and build a new single-family dwelling with 7 bedrooms with a traditional style and clean design. Mr. Kuehn stated the illustration shows existing homes in the area, both historical and non-historical. These homes were chosen as they reflect the style, they are looking to build and show the precedence of the style of home in the area. Mr. Kuehn stated the home is to be a light gray siding, light gray windows and a natural cedar roof. The property is to be fully landscaped, surrounded by hedgerow on the sides and front. There will not be a great presence of the house from the street.

Ms. McDermott questioned if the mailing notices were sent. Mr. Messina stated they were handed in this morning. Ms. Michalowski stated the mailings are complete.

Ms. Prentis thanked Mr. Kuehn for the submission and explanation. Ms. Prentis asked if Mr. Kuehn is familiar with the cultural historical significance of 107 Jessup?

Mr. Kuehn stated that the home was built around 1881 and originally served as a whaling captain's house. Mr. Messina added that the property was later used as a boarding house.

Ms. Prentis stated the board has information from the historical society to be put on record that goes into detail about the incredible significance of this house as a cultural, historical landmark. For example, it is one of the very few black owned resort and boarding houses of its kind in the area and its still intact. Ms. Prentis shared the property retains the architectural details including a mansard roof, the ample full width front porch, the attic dormers, many of the windows are 6 over 6, decorative moldings and white in color. Mrs. Prentis referenced the DRB guidelines which had been adopted earlier in the meeting and stated that the guidelines provide additional detail regarding the importance of preserving such features, particularly because the property is a historic home located within a historic district.

Ms. Prentis noted that the application incorrectly indicated that the project site did not contain a historic structure. Ms. Prentis advised Mr. Kuehn that the application is to be amended to reflect the site does contain a historic structure.

Ms. Prentis requested Mr. Kuehn to share, more in detail the information already presented, the architectural features of the proposed structure that are consistent with the existing building being demolished and with the traditional design features and architectural elements characteristic of homes in Quogue.

Mr. Kuehn stated the existing house was not studied as an example of what they are looking to create. Mr. Kuehn was unsure if he is able to conduct a site comparison between the existing and the proposed house. Mr. Kuehn stated the illustration showed many examples of the style of home they are proposing in the historic district. A precedent has been set with this style and feel they are staying within the character.

Ms. Prentis questioned how the proposed structure compliments the size and scale of other houses in the neighborhood. Mr. Kuehn stated it fits right in, examples were given for review and the proposed home is not as big as the others. The proposed house fits on the property very well and will be set back quite a distance from the street.

Ms. Prentis stated that the board has had received renderings that did not proportionally predict what was going to be on a property. Ms. Prentis asked for clarification that the rendering submitted for the property is to scale. Mr. Kuehn and Mr. Messina confirmed that it is to scale.

Ms. Prentis questioned how much is the property being raised? Mr. Kuehn stated they are not looking to manipulate or fill or change the elevation of the existing grade.

Ms. Prentis requested more detail regarding the black wire fence. Mr. Messina stated the fence is called a farm and field fence, resembles a wire fence. The fence is 4 x 4 inches, placed against green giant trees to keep deer out and a part of the pool code. The idea is for the landscaping to grow through the fence and not to be an eyesore.

Ms. Prentis stated according to the submitted plan, the shrubbery around the post area where the black wire fence is going to be, the black wire fence will not be seen at all? Mr. Messina stated you will be able to see it, but the idea is its going to blend in with the landscaping. Mr. Kuehn stated that as the trees grow, the leaves and branches of the trees sort of grow through the fencing and the fencing will sort of be integrated with the landscaping.

Ms. Prentis opened the floor to the community for public comment.

Community Member Mr. Dan Gurskis approached the board.

Mr. Gurskis of 111 Jessup Avenue expressed concerns regarding the proposed home's size and the extent of the alterations to its historic character.

Community Member Mr. Noah Wally approached the board.

Mr. Walley of 112 Jessup Avenue came forward and spoke of the size of the home and landscaping.

Mr. Mark Knox and Mr. Ted St. Germain, current owners, approached the board.

Mr. Knox and Mr. St. Germain reviewed the history and spoke of renovations since owning the home.

Mr. St. Germain spoke of current condition of home.

Mr. Knox stated as owners they are willing to share/donate artifacts.

Chairperson Ms. McDermott asked for any other questions or statements.

Ms. Prentis, read a letter from neighbor Jeffrey Adams – 8 Willow Lane into the record. Mr. Adams is concerned of the submitted survey and size of the proposed home.

Mr. Kuehn stated they are to review right of ways, surveys and existing landscaping.

Theresa Fontana, neighbor of 11 Willow Lane spoke and is concerned of the size of the proposed home.

There were no other comments and the board adjourned the hearing until the July 17, 2026 meeting.

6 Leaward lane LLC – Application 6 Leaward Lane, SCTM# 902-11-2-28

Architect Keith Boyce approached the board and spoke on behalf of the builder/owner Trevor and Rachel Gonce.

Ms. McDermott questioned whether the mailing notices had been sent. Mr. and Mrs. Gonce confirmed that the mailing had been completed. Ms. Mahon also confirmed that the mailings were complete.

Mr. Boyce stated the application is for a traditional formed home with modern looks, clear cedar siding, shingle siding and roofing with a simple silver window. All of the landscaping is to be preserved on the southern side and along the front of the house to the tree.

Ms. Adams returned to the meeting.

Ms. Victoria Sartorius stated the existing house is much smaller in size compared to what is being proposed. Mr. Boyce stated there are a mix of different sizes on the street as well as different architecture. Ms. Victoria Sartorius raised concerns regarding the landscaping plan and rendering submitted. Mr. Boyce reviewed the renderings and the plant summary was shown on the screen to view. The board requested more detailed renderings with landscaping be submitted.

Ms. McDermott opened the floor to the community for public comment.

There were no public comments and the board adjourned the hearing until the July 17, 2026 meeting.

Premier Home Sales Inc. – Application 58 Old Depot Road, SCTM# 3-4-17

Mark Lewis of John Bracco Architects approached the board and spoke on behalf of owner Brian Butler.

Mr. Lewis stated the existing single-family ranch-style residence currently located on the property is proposed to be removed, and a new single-family two-story residence will be constructed in its place. An in-ground swimming pool is proposed in the rear yard, surrounded by a bluestone blend paver patio. The proposed landscaping, was designed by Patricia Hopkins, who is a landscape designer from East Setauket. The entire property will be newly designed with the addition of a variety of trees and shrubs as shown on the submitted landscape plan.

Mr. Lewis displayed hard copies of renderings on the easel and also were shown on the screen.

Ms. Prentis questioned if the dormer with the windows is attic space. Mr. Lewis confirmed the space is the attic and is to remain unfinished.

Mr. Lewis confirmed the garage and garage doors are located on the side of the home. The home will include a basement to be finished at a later date.

Ms. Adams opened the floor to the community for public comment.

Ms. Barbara Sartorius, next door neighbor, voiced concerns about the fencing of the yard and if screening will grow in over time. Mr. Butler stated the fence is cyclone, wire type on the perimeter, 4 ft. high and the evergreens will grow in over time. Ms. Barbara Sartorius asked for confirmation on the square footage of the home and the location of the garage. Mr. Butler confirmed the proposed home is 4,000 sq. ft and the garage and driveway are to be located on the side. Mr. Butler stated they are going to keep as many bushes as they can along the property line but more may be added as needed.

Mr. Duff, neighbor, voiced concerns regarding the size of the home, changes in the value and taxes of the homes in the neighborhood.

Mr. Waterman, neighbor, voiced concerns regarding the start date of construction and the noise levels during construction. Mr. Butler stated they will try and keep the noise levels down as much as possible.

Ms. Booth questioned the size of Mr. Waterman's home. Mr. Waterman stated approximately 3,500 sq. ft.

There were no more public comments and the board adjourned the hearing until the July 17, 2026 meeting.

59 Old Main Road LLC – Application 59 Old Main Road, SCTM# 902-3-1-21.1

Ms. McDermott questioned whether the mailing notices had been sent. Mr. Spano stated the mailings were sent but was unclear return receipts had to be requested. Mr. Spano does have tracking information of the mailings. The board determined to proceed with the hearing.

Mr. Spano, owner and builder, approached the board and distributed illustrations. Mr. Bruyn asked if the illustrations were in the records. Mr. Spano and Ms. McDermott responded yes.

Mr. Spano stated the property was subdivided last year into two properties. The property is half into the new DEC regulation and the wetland. The property has an elevation of 7 and village code requires to be above 10. The proposed house will be at 12 to meet the FEMA requirements. Mr. Bruyn asked if the proposed home will be on piles. Mr. Spano stated the home is to be on a foundation with FEMA compliant, flood crawl space. The proposed home is a traditional farmhouse with a back covered porch. Since the property is a flag lot, the front property is to remain in its natural state. The dead pine trees from the beetles are to be removed. All of the mature white oaks are to remain on the property. A new septic system is to be installed along with fill to meet the requirements. The back portion of the property is to face the water. The proposed home is approximately 5,000 sq. ft. with a three-car garage, clear cedar siding and metal roof.

Ms. McDermott questioned Mr. Spano if he is aware the home being demolished was an old telephone company. Mr. Spano stated he believes the original structure was built 1929-1930. Mr. Spano gave permission for the historical society to enter the home to take photographs of the home.

Ms. Prentis questioned who the architect for the project is. Mr. Spano stated Christopher Jeffrey from Hampton Bays. Ms. Prentis asked for the style of the proposed home. Mr. Spano stated the home is a very efficient house to build, it's a simple up an over roof with Juliet balconies.

Ms. McDermott inquired about the glass doors for the garage. Mr. Spano stated the glass is frosted and are for natural light to come in, will not be seen from the street and reviewed the landscaping around the area.

Mr. Nowak noted that the submitted rendering for the pool house depicts a flat roof. Would Mr. Spano consider revising the design so that the pool house features a pitched roof matching the residence? Mr. Spano stated he would not like to draw attention to the pool house. Ms. McDermott stated the board is to make a decision regarding the roof.

Mr. Stevens opened the floor to the community for public comment.

Mr. Mac Highet, neighbor, questioned if a dock would be installed. Mr. Spano stated possibly some day but there is a catwalk at the present time to the wetlands. Mr. Highet, voiced concerns regarding the

trees. Mr. Spano stated, all white pines that can remain, will remain. The driveway is to meander around them as shown on the plans. The trees in the courtyard are to be removed.

The board discussed the proposed metal roof and questioned whether an asphalt roof would be more appropriate. Mr. Spano indicated a willingness to change the roof material from metal to asphalt if that was the board's preference and noted that asphalt would also be a less expensive option. Mr. Spano stated that, from a distance, the visual appearance would be substantially the same and that the difference was primarily one of material selection. The board suggested that the applicant review the newly adopted DRB guidelines and incorporate any applicable revisions. It was agreed that the revised plans would include the change to an asphalt roof for the board's review.

There were no more public comments and the board adjourned the hearing until the July 17, 2026 meeting.

Albany Ave Property LLC – Application 63 Old Main Road, SCTM# 902-3-1-21.2

Ms. McDermott questioned whether the mailing notices had been sent. Mr. Verma submitted the affidavit and stated the mailings were sent certified but did not request return receipts, but does have tracking information of the mailings. The board determined to proceed with the hearing.

Mr. Verma of Albany Ave Property LLC approached the board and is proposing a new 6,900 sq. ft. plus stucco dwelling with a pool, asphalt roof and an observation deck on the back to be built on the property.

The board questioned whether the design of the proposed residence is compatible with the architectural character of the village and expressed concern as to whether it is in keeping with the surrounding neighborhood. Mr. Verma is open to making changes to the style of the home.

Mr. Verma stated that only those trees along Montauk Highway necessary to accommodate construction would be removed, with efforts made to preserve as many existing trees as possible. Mr. Verma stated that a landscape plan had been submitted, which includes privacy hedges around the perimeter of the property. Mr. Verma to work with Mr. Nowak in regards to the landscaping at the corner of Old Main Road and Montauk Highway in regards to visibility.

Mr. Stevens opened the floor to the community for public comment.

Ms. Barbara Sartorius, community member, voiced concerns about the front facing garage. Ms. Prentis advised these are in the guidelines that were approved today.

Mr. Spano, neighbor, questioned whether the original owners had a buffer along Montauk Highway and voiced concerns regarding the corner. Mr. Nowak stated the covenants and restrictions are to be reviewed for the buffer and the corner clearance of the subdivision.

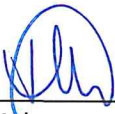
Mr. Hight, neighbor voiced concerns regarding the low-level hedge along Montauk Highway.

The board suggested a new landscaping plan along with other design elements be submitted.

There were no more public comments and the board adjourned the hearing until the July 17, 2026.

Closing

The meeting was adjourned at 12:51 p.m.



Tara A. Mahon

7/16/26

Date

