

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
THURSDAY JUNE 18, 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, Robert Levy, Lynn Lomas, James Miller, Alternate Maya Ryvicker, and Alternate Paul Hagen

Members absent: Clarke Lewis

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vin Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittrick Motz, Linda Schoeck

Present by ZOOM: Lee Wadelton, Mitchell Garfield, Chelsey Kilburn, Sara Luzmoor

1. Mr. Farrell called the meeting to order and set the next meeting date to Friday, July 17, 2026, at 9:30 am, with a submission deadline of Thursday, July 2nd, 2026, instead of the usual Friday, July 3rd, because of the holiday. Mr. Farrell designated Ms. Ryvicker as a voting member for today's meeting in place of Mr. Lewis. Mr. Farrell next made a motion to approve the minutes of the May 15, 2026 meeting, and Mr. Levy seconded the motion. The motion was unanimously approved.

2. The first matter on the agenda today was the sign application for **Prime Group Holdings, LLC at 8 Midhampton Avenue SCTM# 902-2-1-7.1.**

Mr. Hagen recused himself from this matter and left the meeting. Chelsey Kilburn was on the ZOOM call on behalf of the applicant. Ms. Kilburn said that the sign company (Signarama) has submitted sign applications. Mr. Farrell noted that only one wall sign is permitted, and four wall signs have been requested. Ms. Kilburn reviewed the wall signs, and there was a discussion about the sign lighting and the allowable distance the sign is permitted to extend from the wall. Mr. Farrell said the Board prefers overhead lighting as opposed to backlit lighting for the signage. The internally illuminated proposed freestanding sign was discussed next, and some alternatives were shown. Ms. Kilburn said she will prepare some alternatives and more details for the Board and submit them for the July meeting. This matter was adjourned.

3. The next matter on the agenda today was the sign application for **Station Glo of New England at 38 Montauk Highway SCTM# 902-1-5.7.**

Mr. Hagen returned to the meeting. Mitchell Garfield of LSI Industries was on the ZOOM call on behalf of the applicant. Mr. Farrell inquired as to who owns the property and who will be the operator of the business. Mr. Garfield said he will submit this information to the Board as soon as he is provided with these details. Mr. Farrell said that, depending upon the information

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submitted, they may need to apply for a Site Plan Review in addition to the sign permit application. Mr. Farrell reiterated that the Board would prefer that the signage not have backlighting. Mr. Nowak said that the Village Code does not allow for temporary signage. Mr. Garfield said he believes the change of control date is July 22, 2026, and the existing Speedway signage will need to be covered on that date. Mr. Bruyn said that for a Site Plan Review, the applicant should review prior approvals and demonstrate to the Board that they will comply with them. They will also need to comply with any conditions imposed on the operation, such as what is permitted to be sold. He added that any proposed changes must be included in the application to the Board. This matter was adjourned to the July meeting.

4. The last matter on the agenda was the request for an informal discussion of the Revised 3 House Plan for Jessups Landing South at 26 Montauk Highway SCTM# 902-7-2-50.12.

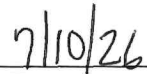
No one was present for this discussion. Mr. Farrell said the Board would prefer that the pool be located at the back of the property. Mr. Gaudiello said that the sanitary density of the former plan exceeded what the Suffolk County Department of Health would approve. The revised plan consists of three houses, all with basements. Mr. Bruyn noted that the applicant must submit to the Board a fully engineered Site Plan, Landscape Plan, and other materials for the Board's formal consideration.

5. Ms. Motz approached the Board with a question regarding a Change of Tenant Application from Linda Schoeck, at 10 Old Country Rd, SCTM# 902-1-1-5, which had been submitted to the Planning Board. She continued that Mr. Nowak has issued a memo that Site Plan Review will be required for this application. Ms. Motz questioned the need for Site Plan approval, as ownership has not changed and the new tenant does not constitute a change in use of the property. Mr. Bruyn said that according to the Village Code, in the Light Industrial Zone, a change in tenant is considered a use change, which requires Site Plan review. Ms. Motz noted that when prior improvements were made to the property, Site Plan review was not required. Ms. Motz asked why an updated Certificate of Occupancy is necessary at this time. Mr. Nowak answered that this is an alteration to the use. Mr. Bruyn added that the Updated Certificate of Occupancy should specify that two tenants are allowed.

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



Denise Michalowski
Deputy Village Clerk



Date