

**VILLAGE OF QUOGUE
DESIGN REVIEW BOARD
PUBLIC MEETINGS
FRIDAY, JULY 17, 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, Mark Seigel, Sally Booth, Alternate Member Sarah Adams, Alternate Member Victoria Sartorius

Members present via ZOOM: N/A

Members absent: N/A

Other's present in person: Village Attorney Wayne Bruyn, Village Chief Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Office Assistant Tara Mahon, Trevor Gonce, Rachel Gonce, Peggy Flaum, Keith Boyce, Marcia Bradley, Brian Butler, Nick Verma Sarbjit Singh, Nikhil Verma, David Barris, Andrew Barris, Joseph Spano, Renee Spano, Kani Wessale, Barbara Sartorius

Others present via ZOOM: None

Call to Order by Chairperson Judith McDermott at 11:04 a.m.

Design Review Board Member Mark Stevens read the Design Review Board Mission Statement.

Minutes Approval

Public Hearing Meeting of May 21, 2026

Board Chairperson Ms. McDermott made a motion to approve the minutes of the June 18, 2026 meeting, and Mr. Stevens seconded the motion. All board members voted aye.

Approval of Alternate Voting Member

None

Next Meeting: August 21, 2026

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

Board Chairperson Ms. McDermott made a motion to adjourn to the August 21st meeting per letter received. All board members voted aye.

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.

Color renderings of the proposed dwelling were distributed to the audience.

Mr. Boyce presented color renderings showing the rear view of the proposed dwelling to the board.

Ms. Victoria Sartorius asked for the percentage of windows covering the back of the home. Mr. Boyce stated about 25 – 30 percent. Discussion was had regarding neighboring views and landscaping for the rear view. Ms. Gonce presented the board and audience with existing landscaping photographs.

The board requested clarification regarding the proposed lanai.

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

Ms. Flaum, neighbor, was present and spoke with concerns of requirements for maximum height of homes, landscaping, size of the dwelling and setbacks.

Ms. Bradley, neighbor, was present and asked to view the landscaping plans in between her property and the proposed dwelling.

More discussion was had regarding the lanai between the board, Mr. Boyce and Ms. Gonce.

Mr. Andrew Barris, community member, was present and asked how much percentage wise bigger is the proposed dwelling compared to what is currently there. The square footage and percentage were discussed by the board members to Mr. Barris.

The board requested more rearview renderings from neighbor's point of view. Discussion was had on windows front and rear of proposed dwelling.

Ms. Bradley, asked for clarification on square footage of the proposed dwelling, garage and lanai.

The board and Mr. Boyce had discussion regarding the pool, deck and fencing.

Mr. Gonce approached the board and discussed landscaping during the winter months, adding proposed landscaping and voiced concerns regarding producing digital renderings.

There were no more public comments and Mr. Stevens made a motion to close the hearing and Mr. Seigel second the motion. All board members voted aye.

Mr. Stevens made a motion to approve as plans submitted and Mr. Seigel second the motion. All board members voted aye.

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

Mr. Butler approached the board, displayed renderings of proposed new dwelling and stated he is the owner of 58 Old Depot Road and proposing to demolish the existing structure and build a new dwelling.

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

Mr. David Barris, community member, was present and commented regarding board closing procedures.

There were no more public comments and Mr. Seigel made a motion to close the hearing and Ms. Booth second the motion. All board members voted aye.

Ms. McDermott made a motion to approve as plans submitted and Mr. Stevens second the motion. All board members voted aye.

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

Mr. Spano approached the board, displayed renderings of proposed new dwelling and stated the proposed new dwelling is to replace the existing structure that has been there since approximately 1920's.

Mr. Spano displayed to the board a rendering of the proposed garage doors with frosted glass.

Mr. Spano addressed to the board the roof decks on the back porch. He stated the decks are very small, and will serve for a number of functions such as each bedroom has one for aesthetics to enjoy the view, and for egress purposes.

The landscape plan was displayed to the board and what landscaping is to remain and to be added.

Mr. Bruyn questioned the location of Montauk Highway from the displayed plan and the orientation of the proposed dwelling.

Mr. Spano confirmed Montauk Highway is south of the property and the orientation of the existing dwelling.

The board question the location of the existing dwelling on the displayed plan.

Mr. Spano spoke regarding the wetlands on the property and the location of the existing dwelling.

Chairperson Ms. McDermott stated before demolition is to begin Pi Gardner with the Quogue Historical Society is to be contacted to visit the site for historical information and photographs. Mr. Spano is to contact the Design Review Board once the visit is complete.

Ms. Victoria Sartorius asked for clarification regarding the metal roof.

Mr. Spano responded yes.

There were no more public comments and Mr. Seigel made a motion to close the hearing and Chairperson Ms. McDermott second the motion. All board members voted aye.

Ms. McDermott made a motion to approve as plans submitted and subject to the condition the Quogue Historical Society conducts a site visit with photographs. Ms. Victoria Sartorius second the motion. All board members voted aye.

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

Mr. Verma approached the board, and Mr. Stevens stated since no information was submitted to the board until today, it would be hard for the board to decide. The board made a motion to open the hearing and view the documents Mr. Verma brought to the hearing. All board members voted aye.

Mr. Verma advised the board, the garage, siding and landscaping would be presented today at the public hearing.

Mr. Verma displayed to the board a rendering of the landscaping plan.

Mr. Verma displayed to the board renderings of the proposed new dwelling of different views with the proposed siding. Mr. Verma showed to the board samples of the siding along with a color swatch. Mr. Verma advised the board the garage has been changed from front facing view to the side of the proposed dwelling, and is to be a 2-car garage, no longer 3 car garage.

Ms. Booth questioned the architects on record name and spelling.

Mr. Verma stated the architect is John Micco.

The board and Mr. Verma discussed and reviewed the presented renderings.

Mr. Verma presented to the board examples of homes in Quogue that resemble the new proposed dwelling.

Chairperson McDermott asked for clarification regarding the square footage of the proposed new dwelling.

Mr. Verma stated approximately 6,500 sq. ft. including the garage.

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

Community member, Joseph Spano approached the board.

Mr. Spano of 59 Old Main Road expressed concerns of how they will mutually landscape the adjoining property line.

Mr. Verma stated privacy is to be installed all around with emerald evergreens.

Mr. Spano expressed concerns regarding the proposed roof deck. Mr. Spano objects the proposed stair case that leads to the roof and is to look down on 59 Old Main Road.

Mr. Spano and Mr. Verma reviewed the proposed renderings. Mr. Spano and Mr. Verma are to coordinate the landscaping.

Mr. Verma and Chief Building Inspector Nowak reviewed the proposed material and spoke of the benefits versus other materials commonly used.

Mr. Verma presented to the board a photograph of the corner at Old Main Road and Montauk Highway.

Ms. Booth asked for the architect on record be available to speak with. Ms. Booth stated zoom is available if they can not be present at the public hearing.

The board questioned the style of the proposed dwelling.

Mr. Verma stated the style is modern colonial.

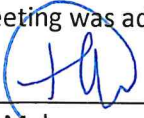
The board and Mr. Verma discussed the style of home.

The board gave Mr. Verma suggestions for the proposed dwelling to fit the style of Quogue Village.

There were no more public comments and the board adjourned the hearing until August 21, 2026.

Closing

The meeting was adjourned at 12:50 p.m.



Tara A. Mahon

08/27/2026
Date