

**VILLAGE OF QUOGUE
DESIGN REVIEW BOARD
PUBLIC MEETINGS
FRIDAY, AUGUST 21, 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, Jimmy Conlin, Carolyn Conlin, Nick Verma, Barbara Sartorius, Dan Stark, Nick Messina, Allan Hyman, Harriet Safran, Ed Safran, Carol Crane, Betty Crowley, Kate Hogerton, Sue Prior, Dick Prior, Debbie Disston, Rob Singh, Nikhil Verma, Mary Joan Buckley, Connie Jones, Clinton Walker, Carolyn Walker, Chester Murray, Alek Lewis, Missy Baris, Andrew Baris, David Baris, Karli Wessale, Roger Moley, Susan Moley, Suzie Lightbourn, Heather LoNigro, Jeffrey Cole, Clint Walker, Sheila Doscas, Pi Gardner, Bruce Peiffer, Katherine Peiffer, Sally McGrath, Andrew Botsford, Melissa Bateman, George M. Motz, Kittric Motz, Heidi Oleszczuk, Tom Oleszczuk, Pam Chance Herzing, Dora Rogers, A. Anthony, Deni McChesney, Pam Harris, Kathy Whitbeck, Hunt Whitbeck, Kathy Slattery, John Slattery, Serena Lee, Lori Buchbinder, Matthew Hoge, Kelly Dennis

Others present via ZOOM: Lee Wadelton, John Moccio

Call to Order by Chairperson Judith McDermott at 11:08 a.m.

Minutes Approval

Public Hearing Meeting of May 21, 2026

Board Chairperson Ms. McDermott made a motion to approve the minutes of the July 17, 2026 meeting, and Mr. Stevens seconded the motion. All board members voted aye.

Approval of Alternate Voting Member

None

Next Meeting: September 18, 2026

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

Mr. Verma approached the board and presented digital renderings of the proposed new dwelling along with architect Mr. John Moccio via Zoom.

The board, Mr. Verma and Mr. Moccio had a discussion regarding the dormers, color of proposed dwelling and the rear deck.

Mr. Stevens, board member, opened the floor to the community for public comment.

Chief Building Inspector Nowak asked Mr. Verma if a revised design review board form and revised construction drawings have been submitted. Mr. Verma stated revised documents are to be submitted when the board approves the renderings.

Mr. Moley, neighbor was present and questioned how many bedrooms the proposed new dwelling will have. Mr. Verma responded the proposed new dwelling is to have 6 bedrooms.

Mr. Andrew Baris, neighbor, was present and asked to see the view of the proposed new dwelling from the bridge coming into Quogue. Mr. Andrew Baris also asked how much larger the proposed new dwelling will be compared to what was previously there. Mr. Verma advised, the lot is vacant. No former dwelling was on the property.

Ms. Wessale, neighbor, was present and questioned the size of the proposed new dwelling compared to the size of the lot. Mr. Verma responded the lot is one acre plus, and the proposed new dwelling is about 15%.

Mr. Verma to submit updated construction drawings, landscape plan, survey, elevations and material list.

There were no more public comments and the board adjourned the hearing until September 18, 2026.

**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, Sally Booth, recused herself from the presentation of the property due to being a member of the Quogue Historical Society.

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

Board Chairperson Ms. McDermott designated Victoria Sartorius as a voting member in Sally Booth's absence.

Ms. Prentis noted that the hearings have been to discuss both the demolition and new construction applications, and discussed the past hearings. She continued that on August 18, the new construction application was withdrawn by the applicant, leaving only the demolition application. Ms. Prentis explained that contrary to what the applicant's attorney argues, the Design Review Board has the jurisdiction to still discuss the demolition application based on the referral of the Building Inspector.

Mr. Hyman, applicant's attorney, approached the board and stated that the Village Code does not require Design Review Board review of a demolition permit and that he was unaware of any prohibition against demolition of the property due to its location within the Historic District or its listing on the National Register of Historic Places. Mr. Hyman requested that, should the Board determine it has jurisdiction, the demolition application be approved. He noted that the building permit application for the proposed new residence had been withdrawn at that time.

Ms. Prentis, board member, opened the floor to the community for public comment.

Ms. Dennis, Shinnecock Indian Reservation, spoke of opposing the demolition application and provided the history of the property.

Ms. Lee, Shinnecock Indian Reservation, spoke of ancestors, who were the builders of the property, history and spoke of opposing the demolition application.

Mr. Motz, neighbor, spoke of the history of the property and growing up in Quogue.

Ms. Gardner, Quogue Historical Society, presented and submitted to the board a letter opposing the demolition application and history documents.

Mr. Moley, neighbor, spoke and stated the Historical Society should have the authority regarding the historical homes in Quogue and for them to remain.

Ms. Barbara Sartorius, neighbor, spoke of the applicant's decision to pursue the demolition application separately from the proposed new construction application and questioned whether the applications were intentionally being separated to allow demolition to proceed before consideration of the proposed replacement dwelling.

Mr. David Baris, neighbor, spoke of opposing the demolition application.

Ms. Disston, neighbor, thanked the board for its work and expressed concern regarding the proposed demolition. Ms. Disston spoke of the importance of community stakeholders contributing to and preserving the character, environment, and future of the Village. The speaker also encouraged the board to work with outside organizations and preservation groups to explore avenues for protecting the property and its history.

Ms. Motz, neighbor, stated that the demolition application was part of an overall application for the proposed new dwelling and questioned the attempt to separate the two applications. Ms. Motz stated the applications were interconnected and should be considered together.

Ms. Prentis thanked the public for the comments.

Ms. Prentis advised the applicant numerous letters were received by the board opposing the demolition.

Mr. Hyman stated that the property had been on the market for two years and the applicant intends to comply with the village.

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

Chairperson Ms. McDermott requested Ms. Prentis to read the resolution to the public denying the application.

Chairperson Ms. McDermott made a motion to approve the written resolution which denies the application and Mr. Stevens seconded the motion. All board members voted aye.

Closing

The meeting was adjourned at 12:34 p.m.

Tara A. Mahon

Date