

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, JULY 17, 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, Alternate Maya Ryvicker, and Alternate Paul Hagen

Members absent: Clarke Lewis, James Miller

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

Present by ZOOM: Chelsey Kilburn, Sara Luzmoor

1. Mr. Farrell called the meeting to order and set the next meeting date to Friday, August 21, 2026, at 9:30 am, with a submission deadline of Friday, August 7, 2026. Mr. Farrell designated Ms. Ryvicker as a voting member for today's meeting in place of Mr. Lewis, and Mr. Hagen in place of Mr. Miller. Mr. Farrell asked for a motion to approve the minutes of the June 18, 2026 meeting. Mr. Levy made the motion, and Mr. Lomas seconded. The motion was unanimously approved.

2. The first matter on the agenda today was the Site Plan Review application from **Linda Schoeck at 10 Old Country Road SCTM# 902-1-1-5.**

Attorney Kittric Motz and applicant Linda Schoeck were present at the meeting. Ms. Motz said that they have submitted this application to try to clean up the property. She next distributed the current Floor Plan and a Survey of the property last updated December 11, 1997. Mr. Farrell noted that a Site Plan needs to be submitted that shows the area required by the Pine Barrens Commission to be vegetated. Ms. Motz and Mr. Bruyn reviewed the various permits issued for this property, most of which have not been closed out. Ms. Motz noted that a comprehensive Site Plan Review has never been done. The use of the property and the tenants were discussed. Ms. Motz noted an error in the submitted survey: the maximum lot clearing should read 60%, not the 40% listed. Ms. Motz discussed the survey of the property originally from 1997 and which was updated in 1999 showing the vegetation at that time. Ms. Schoeck said that some of the vegetation has since died due to the Pine Beetle infestation in this area. Mr. Bruyn stated that there is no grandfathering of the Pine Barrens Clearing law. Mr. Bruyn asked for a comprehensive Site Plan to be submitted, which should also include the parking calculations. The use of the property and the number of tenants and spaces needed was discussed. Ms. Motz asked if the tenant could be conditionally approved. Mr. Bruyn asked about the coordination with the adjoining property (12 Old Country Rd), which is also owned by Ms. Schoeck. Mr. Gaudiello said there is no clear delineation between the two properties, and the parking and vegetation

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requirements need to be clearly defined on the Site Plan. Mr. Nowak said that the chlorine storage tank needs to meet setback requirements. The number of uses allowed for the size of the properties was discussed. This matter was adjourned to the next meeting.

3. The next matter on the agenda was a request from **60 Old Country Rd – SCTM# 902-2-1-8.2**, to have a covenant removed in order to finalize approval to construct from the Suffolk County Department of Health.

No one was present for this application. Mr. Bruyn said that upon further review of this request, it was determined that the covenant was imposed by the Suffolk County Department of Health and not the Village of Quogue. He added that the Building Inspector should contact the applicant and no further action will be taken at this time.

4. 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. Chelsey Kilburn was present via ZOOM on behalf of Prime Group Holdings, LLC. Ms. Kilburn reviewed the updated design drawings which had been submitted. She noted that they have eliminated any internally illuminated signage, but kept the same design. The possibility of adding gooseneck lighting for the monument signage and the times that it could be lit were discussed. It was determined that this could be addressed at another time and is not being approved today. Ms. Kilburn clarified that one freestanding monument sign; one wall mounted identification sign and two directional signs are being requested. Mr. Farrell made a motion to approve the attached written resolution which approves the amended non-illuminated sign request. Mr. Levy seconded the motion, and it was unanimously carried.

5. 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**.

Sara Luzmoor was present via ZOOM on behalf of 7-11. Mr. Farrell asked if the Disclosure and Owner's Endorsement Forms have been submitted. Ms. Luzmoor said they are still waiting for these forms and for the as-built survey. Mr. Farrell said this application is incomplete. Mr. Bruyn said that the Board needs to have complete information regarding ownership. He continued that there is a long history of both Planning and Zoning Board review and there are several conditions that are related to the Site Plan. He further noted that the current owner needs to comply with all conditions. Mr. Bruyn said that no action can be taken by the Board without a complete application. Ms. Luzmoor reviewed Page A1, which is the building sign. Mr. Farrell said what was submitted is not acceptable because of both the size of the sign and the illuminated area. Mr. Bruyn confirmed that the 7-11 Logo sign needs to comply to be no more than 20% of the area of the triangle. The freestanding Page B1 sign was discussed next. Mr. Farrell said that generally, digital signs are unacceptable, with the price numbers as an exception. Ms. Luzmoor explained that Pages C1, C2 & C4 Speedway signs on the canopy are currently illuminated and are proposed to be replaced with illuminated 7-11 channel letters. Mr. Farrell confirmed that

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sign C3 will be staying blank. Ms. Luzmoor said she will confirm the size of the proposed 7-11 channel letters. The non-illuminated pump signs were discussed next. Mr. Nowak spoke of the Zoning Board Decision from 2009, and the allowable hours of operation. Ms. Luzmoor confirmed that they have copies of the past approvals from both the Planning and Zoning Boards. Mr. Farrell said that any new information will need to be submitted to the Board by August 7th in order to be heard at the August 21st, 2026 meeting. This matter was adjourned.

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

Denise Michalowski
Denise Michalowski
Deputy Village Clerk

8/20/26
Date