

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, AUGUST 21, 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, Clarke Lewis and Alternate Maya Ryvicker

Members absent: James Miller and Alternate Paul Hagen

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vin Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittrick Motz, David Kepner, Anthony Pasca

Others present by ZOOM: Lee Wadelton

1. Mr. Farrell called the meeting to order and set the next meeting date to Friday, September 18, 2026, at 9:30 am, with a submission deadline of Friday, September 4, 2026. Mr. Farrell designated Ms. Ryvicker as a voting member for today's meeting in place of Mr. Miller. Mr. Farrell made a motion to approve the minutes of the July 17, 2026 meeting. Mr. Levy seconded the motion, and the motion was unanimously carried.

2. The first matter on the agenda for today was the request from **Picheny Subdivision 31, 33, 35 & 37 Bay Rd SCTM# 902-6-1-18.2, 3, 4 & 5** for the Board to review and recommend to the Board of Trustees to extend the term of the performance bond and accept the letter from the bonding company to extend the term to August 12, 2027.

Mr. Farrell made a motion for a resolution to recommend to the Board of Trustees to extend the term of the performance bond and accept the letter from the bonding company to extend the term to August 12, 2027. Mr. Lomas seconded the motion, and the motion was unanimously carried.

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

Mr. Farrell made a motion to adjourn this application to the next meeting at the request of the applicant. Mr. Levy seconded the motion and the motion was unanimously carried.

4. 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.**

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Mr. Farrell made a motion to adjourn this matter until the September meeting as it is still incomplete. Mr. Levy seconded the motion, and the motion was unanimously carried.

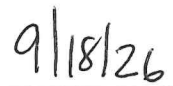
5. The next matter on the agenda today was the modification of original Site Plan from Jessups Landing South LLC – 26 Montauk Highway SCTM# 902-7-2-50.12

The Village Engineer has issued a Site Plan Memo. Attorney Anthony Pasca and applicant David Kepner were present at the meeting. Mr. Pasca explained that the applicant is asking to modify a site plan which was previously approved. He continued that the modification will eliminate one unit and add basements and amenities for the remaining three units. Mr. Pasca said that their Engineer has reviewed the Site Plan Memo and has no problems with the comments. Mr. Farrell asked if there would be grass pavers. Mr. Kepner said that they have added 5 additional off-street parking spaces and will only have grass pavers in the cul-de-sac to allow turnaround room for fire trucks and deliveries and such. The total number of parking spaces was discussed. Mr. Gaudiello spoke of the wastewater capacity and suggested the applicant consider proposing a larger system. The matter of Health Department requirements for the proposed community pool and the possibility of needing handicap accessible restrooms was discussed. Mr. Gaudiello requested that a detailed landscape plan be submitted. Mr. Farrell asked for the status of the Health Department application. Mr. Pasca explained that a variance was needed due to the flow rate issues, and the matter of how to manage the transfer development right/Pine Barren Credits was still being worked out. Mr. Bruyn asked whether the floor and elevation plans have changed with this modification. Mr. Kepner said the only change would be the basement additions, but no changes have been made to the previously approved exterior elevations. Mr. Bruyn said to make sure the floor plans have been updated. The matter of whether the pool will be required to have an ADA compliant lift was discussed. The pool design being approved by the Office of Pollution Control was also discussed next. Perimeter fencing was also discussed. This matter was adjourned to the next meeting.

As there was no more business, Mr. Farrell made a motion to adjourn the meeting. Mr. Levy seconded the motion, and the motion was unanimously carried.



Denise Michalowski
Deputy Village Clerk



Date