

**VILLAGE OF QUOGUE
DESIGN REVIEW BOARD
PUBLIC MEETINGS
FRIDAY, SEPTEMBER 18, 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, Paula Prentis, Mark Seigel, Sally Booth, Alternate Member Sarah Adams, Alternate Member Victoria Sartorius

Members present via ZOOM: N/A

Members absent: Mark Stevens

Other's present in person: Village Attorney Wayne Bruyn, Village Chief Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Office Assistant Tara Mahon, James Magee, David Kepner, Angelina Thomas, Nick Verma, Robby Signh, Pi Gardiner, Mark Schindler, Cosmo Ficara, Trevor Gonce

Others present via ZOOM: Lee Wadelton

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

Minutes Approval

Public Hearing Meeting of August 21, 2026

Board Chairperson Ms. McDermott made a motion to approve the minutes of the August 21, 2026 meeting, and Mr. Seigel seconded the motion. All board members voted aye.

Approval of Alternate Voting Member

Board Chairperson Ms. McDermott made a motion to approve Victoria Sartorius as a voting member in Mark Stevens absence, and Mr. Seigel seconded the motion. All board members voted aye.

Next Meeting: October 16, 2026

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

Mr. Verma approached the board and presented revised construction drawings.

Ms. Booth asked if the drawings correlate with the previously submitted renderings. Mr. Verma confirmed the renderings and drawings match.

Chief Building Inspector Nowak and Mr. Verma reviewed the submitted construction drawings and confirmed they match the renderings.

Mr. Verma presented the board with a sample of the proposed dwelling's siding, manufactured by Everlast in the color Antique Ivory.

Mr. Verma presented to the board three different types of windows. Mr. Verma and the board agreed upon using the second option presented, the 3 over 1 window type. Mr. Verma to revise the DRB application to reflect the chosen window type.

Mr. Verma and the board discussed the landscaping plan along with the pool enclosure.

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

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

Chairperson Ms. McDermott made a motion to approve with the condition of Mr. Verma to submit window specifications, grill stock and revised DRB application and Mr. Seigel seconded the motion. All board members voted aye.

28 Midland LLC

Application 41 Foster Road, SCTM# 902-3-4-7

Mr. Bruyn questioned whether the affidavit of mailings had been sent. Mr. Magee confirmed that the affidavit had been completed. Ms. Mahon also confirmed that the affidavit was complete.

Mr. Magee approached the board and stated the application is to construct a 2 story, single family dwelling with attached 2 car garage with a pool and shed.

Mr. Magee discussed the pool and shed from the submitted rendering were turned to meet village setbacks and shown on construction drawings.

Mr. Magee spoke of the color of the proposed dwelling and roof.

Mr. Magee and the board discussed changing the proposed color of the windows from black with no grills to white with 2 over 2 grills.

Ms. Victoria Sartorius questioned if the pool house would have outdoor/indoor plumbing.

Mr. Magee stated the pool house is to have a changing room on one side and pool equipment on the other.

Mr. Magee and the board discussed the proposed landscape design and determined that additional landscaping is needed.

Chairperson Ms. McDermott questioned the color of the pool house and roof. Mr. Magee stated the pool house siding is to be a light gray and the roof is to be gray.

Ms. Prentis questioned the plans for the garage as the color and grills of the windows has changed. Mr. Magee stated the garage doors are to be the Coachman series with glass across the top and in the color white.

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

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

Chairperson Ms. McDermott made a motion to approve with the condition of Mr. Magee to submit revised landscaping plan, and updated renderings showing changes to windows, garage and the pool. All board members voted aye.

JESSUPS LANDING SOUTH, LLC

Application 26 Montauk Highway, SCTM# 902-7-2-50.12

Mr. Kepner and the board reviewed the pre – submission of the proposed three separate condominium dwellings at the property. It was determined that the Suffolk County Department of Health Services is to approve the health department application before Mr. Kepner can formally apply to the Design Review Board.

Closing

The meeting was adjourned at 11:47 p.m.

Tara A. Mahon

Date