

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY SEPTEMBER 18, 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, James Miller, alternate Paul Hagen

Member absent: Maya Ryvicker

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vin Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, David Kepner, Angelina Thomas, John Ewing

Others present by ZOOM: Jeff Bragman, Stan Picheny

1. Mr. Farrell called the meeting to order and set the next meeting date to Friday, October 16, 2026, at 9:30 am, with a submission deadline of Friday, October 2, 2026. Mr. Farrell asked for a motion to approve the minutes of the August 21, 2026 meeting. Mr. Levy made the motion, and Mr. Lomas seconded the motion. The motion was unanimously carried.

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

Mr. Farrell noted that the applicant has requested that this matter be adjourned to the next meeting. Mr. Farrell made a motion to adjourn this matter to the October meeting, and Mr. Levy seconded the motion. The motion was unanimously carried.

3. The next matter to be addressed today was the sign application for **Station Glo of New England at 38 Montauk Highway SCTM# 902-9-1-5.7.**

Mr. Farrell made a motion to adjourn this matter until the October meeting as it is still incomplete. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell asked if they could be contacted and asked for the status of the outstanding application items.

4. The next matter on the agenda for today was the proposed Lot Line Modification from **Stan & Vivian Picheny of 31 Bay Road and 3 Vivian's Way SCTM# 902-6-1-18.7 & 18.8.**

An Engineer Memo has been issued for this application. Applicant Stan Picheny and Attorney Jeffrey Bragman were present on the ZOOM call. Mr. Bragman explained that they are proposing to move a single lot line between Lots #2 & #3. The purpose of the Lot Line Modification is to increase the distance between the lots to better shields the house on Lot #3 from any future development on Lot #2. Mr. Bragman noted that this proposed modification will

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not result in any dimensional non-conformities or have any impact to the wetlands on either lot. Mr. Bragman said that moving the lot line will result in the existing house and garage on Lot #2 to be conforming, and they are proposing to demolish both structures. He noted that the Picheny's still own Lots #1, 2, 3, 4 & 5. He added that Lot #6 has been sold, but this will not impact that lot or the access to it. Mr. Bragman said that they have explored other options, such as buffers, but that could result in difficulties in enforcement between the neighbors. Mr. Farrell asked if a current survey could be submitted, as the one they have is 27 years old, and conditions could have changed. He noted that this and other issues are noted in the Engineer Memo. Mr. Bragman said he has read the Memo and will work on the noted items. Mr. Gaudiello said the proposed demolition of the two structures should be noted on the map as well. He added that the map also should include what is currently existing, the transfer area, and the proposed final layout. This matter was adjourned to the next meeting.

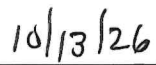
5. The next matter on the agenda today was the modification of original Site Plan from Jessups Landing South LLC – 26 Montauk Highway SCTM# 902-7-2-50.12

A Site Plan Memo has been issued for this application. Applicant David Kepner, Project Manager Angelina Thomas and Landscape Designer John Ewing were present at the meeting. Mr. Gaudiello reviewed the progress to date on the application. The Landscape Plan and the buffer area was discussed. Mr. Gaudiello showed a photograph that he taken of the area and noted that there is existing vegetation along Montauk Highway that will need to be removed in order to construct the driveway. He added that he was also concerned with the limited line of site area that will need to be addressed. Mr. Gaudiello said the existing vegetation and berm should be noted on the drawings. The plantings proposed over the septic system was discussed. Mr. Bruyn noted that all existing vegetation should be shown on the Landscape Plan, with what is proposed to be removed noted on the Plan, as this will be important to the Suffolk County Department of Public Works. It was noted that the existing telephone pole is not moving. The location of the stop line onto Montauk Highway was discussed. The proposed landscaping along the southerly property line was discussed as well, and any proposed additional plantings will also be noted on the revised Landscape Plan. Mr. Bruyn reviewed the proposed written resolution conditionally approving the modified Site Plan. Mr. Farrell made a motion to approve the attached written resolution conditionally approving the modified Site Plan. Mr. Levy seconded the motion and the motion was unanimously carried.

There being no more business, Mr. Farrell adjourned the meeting.



Denise Michalowski
Deputy Village Clerk



Date