QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY OCTOBER 16, 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 Maya Ryvicker

Member absent: Alternate Paul Hagen

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Judith McDermott, Paul DiLandro, Bryan Grogan, Theodore Jurgliewicz, Will Hroch

Others present by ZOOM: Herb Eilberg

1. Mr. Farrell called the meeting to order and set the next meeting date to Friday, November 20, 2026, at 9:30 am, with a submission deadline of Friday, November 6, 2026. He noted some upcoming tentative meeting date changes due to holiday schedules: December 18, January 22 and February 26. Mr. Farrell asked for a motion to approve the minutes of the September 18, 2026 meeting. Mr. Levy made the motion, and Mr. Lomas seconded the motion. The motion was unanimously carried.

2. The first matter on the agenda was the request from **Thomas & Ashley Bradley of 12 Niamogue Lane SCTM# 902-10-3-32.1** for a six-month extension of the April 20, 2026 Sketch Plan approval.

Mr. Farrell made a motion to approve the attached written resolution granting this request. Mr. Levy seconded the motion and the motion was unanimously carried.

3. The next matter on the agenda was the tenant approval and sign application from **Montauk Highway Quogue, LLC of 45 Montauk Highway SCTM# 902-3-4-72.**

Applicant Paul DiLandro was present at the meeting. Mr. Nowak said the proposed signs are in conformance with Zoning. Mr. Farrell made a motion to approve the attached written resolution granting the change of tenant and signage request. Mr. Levy seconded the motion and the motion was unanimously carried.

4. The next matter that was discussed was the change of tenant application from **Jantim Inc. of 66 Old Country Road SCTM# 902-2-1-8.5.**

A Site Plan Memo has been issued by the Village Engineers. Applicant Theodore Jurgliewicz, Bryan Grogan and Will Hroch were present at the meeting. The Board asked for a list of the current tenants. Mr. Bruyn explained that a change in tenant requires Site Plan Approval from

the Board. He added that the Village Engineer does not think that the existing conditions comply with the previously approved Site Plan. Mr. Bruyn said that either the Site Plan has to be in compliance with the original approval, or the applicant needs to request approval for the modifications. Mr. Bruyn further noted that this property is within the Pine Barren Compatible Growth area, and there are clearing requirements, which are not grandfathered. Mr. Hroch said the property is basically fully cleared. He further noted that an upgraded septic system is proposed which will benefit the entire building. This matter was adjourned to the next meeting.

5. The next matter on the agenda was the sign permit application from **Prime Group Holding of 8 Midhampton Ave SCTM# 902-2-1-7.1.**

Herb Eilberg was present on the ZOOM call. Mr. Eilberg said they are proposing two single sided monument signs that will say Quogue Business park and the address, and two directory sign that will sit inside the property and display the names of the businesses. He added that the signs are proposed to be faux wood with black matte and black letters, down lit at 640 lumens. The times that the light would be lit was discussed. The Board determined that the sign could be lit until midnight, and turned back on at 6 am. The number of tenants on each directory sign and the size of these signs were discussed. Mr. Eilberg said the signs are proposed to be 4 feet wide by 8 feet high. Mr. Nowak said that 32 sq. ft. signs exceed what is allowable in the Village Code. He added that the maximum allowable is 16 sq. ft. Mr. Farrell made a motion to approve the two monument signs. Mr. Levy seconded the motion and the motion was unanimously carried. The matter of the directional signs was adjourned to the next meeting.

6. The next matter to be discussed was the modified Site Plan of **Jessups Landing South at 26 Montauk Highway SCTM# 902-7-2-50.12.**

A Site Plan Memo has been issued by the Village Engineers. Mr. Farrell said the memo discusses the Landscape Plan. Mr. Farrell made a motion to approve the modified Landscape Plan. Mr. Lomas seconded the motion and the motion was unanimously carried.

7. The next 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 November meeting, and Mr. Levy seconded the motion. The motion was unanimously carried.

8. 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 at the request of the applicant until the November meeting as it is still incomplete. Mr. Levy seconded the motion, and the motion was unanimously carried. The outstanding items were discussed.

9. The last 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.**

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

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

Denise Michalowski
Deputy Village Clerk

11/20/26
Date