

QUOGUE PLANNING BOARD
MINUTES OF A REGULAR MEETING
HELD SATURDAY, JULY 14, 2018, 4:00 PM
AT THE VILLAGE OFFICE BUILDING

A Regular Meeting of the Planning Board of the Village of Quogue was held on July 14, 2018 at 4:00 PM at the Village Office Building.

The following members of the Planning Board, being all the members of the Board and a quorum, were present:

Stephen P. Farrell, Chairman
David Genser
William McChesney
Clarke Lewis
Paul Mejean
Willard Berrien (Alternate Member)
Richmond Gardner (Alternate Member)

Also present were:

Theodore Jurgielewicz
Andrew Schultze
Stanley Picheney
Marietta Seaman
Charles Seaman
David Kepner
Douglas H. Greeff

Change of Tenant Application. Mr. Jurgielewicz and Mr. Schultze had submitted an application dated May 26, 2018 for approval of a change of tenant for the premises located at 1 Midhampton Avenue, Quogue, N.Y. The primary usage of the premises will be for storing equipment and supplies. No fabricating or welding will be carried out on the premises.

Upon motion, duly made and seconded, the application was unanimously approved by the Planning Board.

Picheney Six Lot Subdivision. Mr. Picheney asked whether the Planning Board would approve an extension of the 180-day period (expiring August 18, 2018) for satisfaction of the conditions to final approval of his and his wife's application for a six lot subdivision of their property on Bay Road, Quogue, N.Y. It was noted that all but a few ministerial conditions had been satisfied. The Board indicated that it would consider his request for such an extension at its August Meeting, if the remaining conditions could not be satisfied by the date of that meeting.

Quahog Lane Access. Marietta Seaman and Charles Seaman discussed various issues regarding Quahog Lane in Quogue. Those issues consisted principally of:

(a) when landscapers and other service vehicles are parked in the roadway outside of the homes on Quahog Lane, the lane becomes impassable for large vehicles, including police, fire, ambulance and other vehicles that may require access. Furthermore, there is no provision for turning vehicles around, with the result that large vehicles must back out of Quahog Lane.

(b) the wooden gate which the Quogue Cemetery Association had installed at the end of Quahog Lane was said to effectively block access between the Lane and the grass road in the Cemetery, which had been intended to allow emergency vehicles to access Quahog Lane from the Cemetery and to exit the Lane to Midland St. via the Cemetery.

(c) the grass road was not constructed of "Cambridge Turfstones", which were the materials mentioned on the preliminary site plan filed with the Planning Board in August 2010.

1. There was additional discussion of the absence of a "hammerhead"-shaped turn around area at the end of Quahog Lane that was intended to facilitate traffic on the Lane and the trees which had been planted where the "hammerhead" had originally been planned.

2. Mr. Farrell noted that there had not been filed with the Planning Board, or approved by the Board, a final site plan stamped and signed by licensed architect, which omission had to be corrected. He also noted that the grass road had to be properly marked, which it is not now.

3. Mr. Kepner and Mr. Greeff, appearing on behalf of the Cemetery Association, explained what materials had been used in the construction of the grass road. They also discussed the "hammerhead" turn around area and the construction of the wooden gate and the planting of trees at the end of Quahog Lane, all at the request, they recalled, of the Quahog Lane homeowners.

4. Marietta Seaman stated that she and Charles Seaman intended to remove the trees and restore the "hammerhead".

5. The Planning Board determined that it would address the issues that had been raised as they potentially affected public convenience as well as public safety. To that end, the Fire Department and the Quogue Village Engineer would be requested to examine Quahog Lane, the wooden gate and the grass road in the Cemetery and to report their conclusions to the Planning Board.

The Meeting adjourned at 5:15 PM.



Secretary