

**QUOGUE PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
HELD SATURDAY, AUGUST 11, 2018, 4:00 p.m.  
AT THE VILLAGE OFFICE BUILDING**

A Regular Meeting of the Planning Board of the Village of Quogue was held on August 11, 2018 at 4:00 p.m. at the Village Office Building.

The following members of the Planning Board were present and a quorum was present:

Stephen P. Farrell, Chairman  
David Genser  
Paul Mejean  
Richmond Gardner (Alternate Member)

Not Present:

William McChesney  
Clarke Lewis  
Willard Berrien (Alternate Member)

Also present were:

Francis Yakaboski, attorney for Stanley Pichenev  
Stanley Pichenev  
Marietta Seaman  
Charles Seaman

1. Stephen Farrell advised that John Allan has withdrawn his application for a subdivision.
2. Further, Steve Farrell advised that there is a request for a change of tenant at the office building property on the corner of Lamb Avenue and Montauk Highway, for a chiropractor to occupy the upper floor of the building. This is the building where Kitric Motz has her law office on the lower floor.
  - b. Before approval is granted, a check must be made that adequate parking is available.
3. Both Mr. Pichenev and his attorney, Francis Yakaboski, were present and gave the Board a check representing the first payment for the park fee, as well as a signed Promissory Note for the balance.
  - b. Mr. Yakaboski indicated that he was in touch with the Village Attorney, Mr. DePetris, to discuss the final wording of the Performance Bond, which was to be delivered

to the Village on Monday, August 13, 2018. This is the final outstanding item needed to satisfy the conditional approval granted on February 17, 2018.

c. Mr. Yakaboski also indicated that the Title work had been completed for the Six Lot Subdivision.

d. Dick Gardner reminded that the owner has 62 days from the date of final plat approval to file with the county or the approval will expire. (NYS Village Law 7-728 paragraph 11.) Mr. Pichenev and Mr. Yakaboski indicated that they are aware of this.

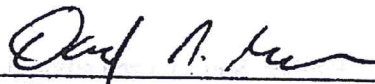
e. The Board passed a resolution authorizing Chairman Stephen Farrell to sign the final site plan subject to satisfaction with the provisions in the Performance Bond.

f. A second resolution was passed granting a ninety (90) day extension allowing for satisfying all conditions.

4. Marietta and Charles Seaman were also present to discuss the Quahog Lane issues. The Board discussed the fact that Chris Osborne (code enforcement officer) had suggested to Dave Kepner that the Cemetery use the Lamb Avenue Road for ingress and egress for emergency vehicles to access Quahog Lane, obviating the need for the grassy road inside the Cemetery. This is obviously open to further discussion.

5. The Meeting ended at 4:25 p.m.

6. The next meeting is on September 8, 2018.



Secretary

Received and filed 10/26/18 Denise Michalowski Deputy Village Clerk.