

QUOGUE PLANNING BOARD
MINUTES OF REGULAR MEETING
SATURDAY, NOVEMBER 10, 2018, 4:00 PM
AT THE VILLAGE OFFICE BUILDING

A regular meeting of the Planning Board of the Village of Quogue was held at the Village Office Building, November 10, 2018, with call to order at 3:50 pm.

Board Members present: Chairman Stephen Farrell, Members Clarke Lewis, William McChesney, Paul Mejean,

Vacancies: one

Alternate Members present: Willard Berrien, Dick Gardner

A quorum (3) was present. The meeting was conducted in accordance with an agenda, copy attached. All votes were unanimous unless otherwise noted.

Also present and participating as noted below, were:

- Tom Otis, Jr., representing Otis [Ford] Holding Company.
- Kittric Motz, attorney for Otis Ford and with respect to the property at 10 Arbutus (private) Road.
- Nina Conway and one other person representing Big Buddha Yoga.

1. October Minutes. On motion by Bill Berrien, it was VOTED to approve the minutes of the October meeting as presented.
2. Otis Holding Company – 30/32 Montauk Highway. The Chairman reported that the only outstanding item from the Otis September 14, 2018, application for approval of an updated site plan of the Ford dealership at 30/32 Montauk Highway was the question of zebra striped areas to mark fire equipment access routes. He understands that the Town Fire Marshal has been consulted and says zebra markings are not necessary, but Otis will provide them anyway. On motion by Bill Berrien, it was VOTED to approve updated site plan D33-9, revision dated July 25, 2017.
3. Sullivan Realty – 132 Jessup Avenue. A change of tenant and use form dated September 19, 2018, has been filed by Sullivan Realty for the present Lily Pad store at 132 Jessup Avenue. The space will be added to the adjacent Big Buddha Yoga. The space will be titled “Haute Yogi” and use will be as a small day spa and retail store. A design for a sign was displayed. On motion by Paul Mejean it was VOTED to approve the change of tenant, the new use and the sign.
4. Dr. Karen Lalli – 54 Montauk Highway. The Chairman reported that the only outstanding item for the application for change of tenant and use dated July 13, 2018, was consents for the design of signs including new tenant Dr. Lalli. He has received telephone consents from Owner Randy

Cardo and Tenant Kittrick Motz and the signs are up. On motion by Bill Berrien, it was VOTED to approve the change of tenant and use and the signs.

5. Quahog Lane Access via Quogue Cemetery. The Chairman updated the status as follows. On the basis of an actual trial with a fire truck, the Cemetery has recognized that access via Lamb Avenue does not permit adequate turning radii. It has been decided therefore to proceed on the basis of access from Midland Street. It is hoped that a suitably updated site plan, meeting the specifications for the access road, will be available by the December meeting.
6. New Item – 10 Arbutus Road. Kittrick Motz described a property at 10 Arbutus [private] Road, at which the road ends. This portion of the road is owned by the adjacent homeowner, who would like to incorporate the road into his residence property. A turnaround space is already provided just short of the property in question. The incorporation could be done either by a subdivision or by a lot line adjustment. She believes that lot line adjustment would be the simplest approach. In response to a question by Ms. Motz, it was the sense of the Board that it would not reject out of hand a fully developed proposal based on lot line adjustment, but that this in no way prejudices acceptability.
7. Adjournment. The meeting was adjourned at 4:27 pm.
8. Next meeting: December 8, 2018. Member William McChesney noted that he will be in London and unable to attend meetings until April, 2019.

Respectfully submitted,



R. Gardner, Acting Secretary