

QUOGUE PLANNING BOARD
MINUTES OF REGULAR MEETING
WEDNESDAY MARCH 16, 2022 9:30 AM

A regular meeting of the Planning Board of the Village of Quogue was held via Zoom and conference call pursuant to the Governor's order due to the consideration of COVID 19, with a call to order at 9:30 a.m.

Members present: Chairman Stephen Farrell, Bob Levy, Lynn Lomas and Dick Gardner (alternate - voting)

A quorum was present. All votes were unanimous unless otherwise noted. The meeting was conducted with an agenda.

Others present: Wayne Bruyn - Quogue Village Attorney
Vincent Gaudiello – Quogue Village Engineer
William Nowak - Quogue Village Building Inspector
Denise Michalowski - Deputy Clerk of the Village
Deanna Miller – Quogue Village Office Assistant
Mike Byowitz
John Robinson
Barbara Rasmussen
Aram Terchunian

1. January Minutes - On motion by Stephen Farrell, it was voted to approve the minutes of January 13, 2022 meeting.
2. Subdivision Memos –

Based on the review by the Village Engineers, the Board is making the following recommendations:

Map of Pennimans Point Limited Partnership, Section II –
Second Neck Lane SCTM# 902-6-2-2.75

Five years has passed since completion of the project. On motion by Stephen Farrell, the Board voted to approve a recommendation to the Board of Trustees that the deposit be released and no maintenance security deposit nor a bond will be required.

Map of Sandpiper Woods – Major Subdivision –
SCTM# 902-3-2-31.10, 31.11 & 32

The improvements have not yet been completed for Sandpiper Woods. On motion by Stephen Farrell, the Board voted to approve a recommendation to the Village Clerk that the security deposit be retained and continued until completion of the improvements.

Map of 125 Montauk Highway Group LLC (Colin Bester)
SCTM# 902-4-1-84.1

The improvements have not yet been completed for 125 Montauk Highway. On motion by Stephen Farrell, the Board voted to approve a recommendation to the Village Clerk that the security deposit be retained and continued until completion of the improvements.

The Board discussed how to follow up to ensure that the improvements are completed that were requirements for the subdivision. It is important that the security deposits and bonds are monitored to ensure that they do not expire, which is done by the Village Clerk. It was suggested that the Board discuss with the Village Clerk, how they can be notified that the securities are due to expire, and what form they are in. The Board also discussed annually monitoring the improvements and determining what the timeframe is for the performance.

3. Renwick Realty Advisors, LLC – 26 Montauk Highway (SR 27A)
SCTM# 902-7-2-50.12

The purpose of the discussion of the proposed project was not for formal consideration, but for informational purposes. Barbara Rasmussen, the attorney for the applicant, provided an overview of the project, and John Robinson, the architect, discussed the site plan. The proposed plan is to build three separate commercial structures for office use. Several items were discussed, which included the vegetative buffer, landscaping, parking, setbacks, the property usage, the proposed plan for a full kitchen and bathroom in each building, trash enclosures, the absence of an engineered site plan, the DOT approval application and the Health Department approval. Barbara Rasmussen will follow up on several items which include:

- Determine the status of the DOT approval.
- Provide an engineered site plan.
- Obtain a copy of the covenants that were discussed with regard to the subdivision.
- Plan modifications with regard to reducing the kitchen and bath size, moving the trash to the rear yard, cross access and shifting the west buffer.
- Review parking and clarify the usage for indoor parking.
- Review accessibility to the second floor office space.

4. Cotterell Landing (Dore/O'Leary) – 59 Old Main Road
SCTM# 902-3-1-21

The Board discussed the project with Aram Terchunian from First Coastal Consulting Corporation, who was representing the applicant. It was clarified that the intent is to use public water for the site. Lot 1 has an existing dwelling, where the applicant currently lives and will continue to maintain this residence. The house is in the FEMA zone and the setback and buffer requirements were discussed. Access to the property from the existing driveway, a new driveway and the distance from Montauk Highway were also discussed.

On motion by Stephen Farrell, the Board voted to approve that this will be declared a minor subdivision application.

On motion by Stephen Farrell, the Board voted to approve that the proposed subdivision will not have any significant adverse environmental impact.

On motion by Stephen Farrell, the Board voted to preliminarily approve the sketch plan with the understanding that when the final plan is submitted, it will have conditions that the Board will then impose.

It was noted that the final application should include the Health Department and DEC permits. Other follow up items that were discussed include the following:

- Amend the application to include that the water will come from the water authority.
- Add the FEMA flood zone line.
- Show the clearing line for the existing lawn.
- Show a proposed driveway for lot 2.
- Look at buffer zone language for the improved lot that states the minimum now and the full 75' upon reconstruction.
- A covenant regarding access on lot 2 indicating nothing within 50' of the intersection triggered upon the sale or a building permit for lot 2.
- On the mapping, show a 75' setback and separately a shaded buffer. For lot 2 a 75' buffer and for lot 1 portions where there is no improvement should be 75' and if modified, the Board will need to see additional information.

5. Other holdover projects:

Silverstein – 37 Bay Road SCTM# 902-6-1-18.11

Documentation was submitted this week and will be reviewed at a future meeting. A public hearing will also be scheduled.

Andrew Oliverio – 164 Jessup Avenue SCTM# 902-8-1-10

No new information received

The meeting was adjourned at 10:55 a.m.

Next meeting date will be Thursday, April 21, 2022 at 9:30 a.m.

Respectfully submitted,
Denise Michalowski, Deputy Village Clerk
Deanna Miller, Office Assistant