

QUOGUE PLANNING BOARD
MINUTES OF REGULAR MEETING
THURSDAY APRIL 21, 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, Clarke Lewis, Lynn Lomas, Paul Mejean and Dick Gardner (alternate – non-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
William Nowak - Quogue Village Building Inspector
Denise Michalowski - Deputy Clerk of the Village
Deanna Miller – Quogue Village Office Assistant
Jeffrey Bragman
Mike Byowitz
Stanley Picheny
Frank Straser

1. March Minutes - On motion by Stephen Farrell, it was voted to approve the minutes of the March 16, 2022 meeting.
2. Ocean Air Services, Inc. - 66 Old Country Rd. Unit #7 SCTM# 902-2-1-8.5
Frank Straser, who was representing Ocean Air Services, Inc., discussed the change of tenant application with the Planning Board. Ocean Air Services is a heating and air conditioning company. They currently occupy Unit #4 at the same address. They will be keeping the existing space and moving their office to the new location.

On motion by Stephen Farrell, the Board voted to approve the change of tenant application and signage.

3. Silverstein – 37 Bay Road SCTM# 902-6-1-18.11
A Public Hearing needs to be held to give the public an opportunity to express their thoughts on the application.

On motion by Stephen Farrell, the Board voted to approve the Public Hearing date set for Tuesday, May 17, 2022 at 9:30 am via Zoom and conference call.

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

Stephen Farrell noted that there are three sets of covenants that pertain to this property.

- A. May 2001 – The covenant relates to the Suffolk County Department of Health requirement that public water be extended to each of the lots in the subdivision.

- B. October 2001 – The covenants were imposed by the Village of Quogue Planning Board and relate to driveway access, buffers, storm water runoff, etc.
- C. November 2001 – The covenants were imposed by the developer of the property and relate to all of the lots. The most significant requirement is that no commercial or industrial use is permitted on any of the lots, including 26 Montauk Highway. A supporting waiver on behalf of the developer was issued 18 months later with regard to the restriction. The question was raised with regard to whether the waiver is valid, or if the Village would be liable if the Planning Board approved a commercial development. Stephen Farrell noted that the Planning Board and Village would not be bound by the November covenant, and Wayne Bruyn confirmed that this is correct.

Stephen Farrell further noted that the first two sets of covenants apply and need to be satisfied when considering plans for this site. It was confirmed that no further information has been received regarding this application.

5. Open Meeting Law

Wayne Bruyn explained the requirements of the Open Meeting Law with the Board. Current video conference meetings can continue through June 8, 2022. After that date, a quorum would be required to meet in a public place (i.e. Village Hall). Meetings could be hybrid with some board members attending in person at the Village Hall and some members via Zoom. Wayne Bruyn will be meeting with the Village Board to discuss the rules and regulations. Questions regarding the Planning Board member voting requirements and concerns about participation during the winter months were also discussed.

6. Other holdover projects:

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

No new information received

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

No new information received

The meeting was adjourned at 10:00 a.m.

Next meeting date will be Tuesday, May 17, 2022 at 9:30 a.m.

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