

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
WEDNESDAY JUNE 8, 2022

The Planning Board of the Village of Quogue held a public hearing via Zoom and conference call pursuant to Part E of Chapter 417 of the Laws of 2021, Chapter 1 of the Laws of 2022 and Chapter 56 of the Laws of 2022 as adopted by the New York State Legislature, and Governor Hochul's Executive Orders, number 11 et. seq., which modify and suspend portions of the Open Meetings Law,

Members present: Chairman Stephen Farrell, Bob Levy, Clarke Lewis, Paul Mejean and Dick Gardner (alternate – non-voting)

Members Absent: Lynn Lomas

Others Present: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Aram Terchunian, Michael Byowitz, Kittric Motz

1. Mr. Farrell began the meeting and asked for a motion to approve the minutes of the May 17, 2022 meeting. Mr. Mejean made the motion, Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, July 15th at 9:30 am.

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

Mr. Terchunian was present for the applicant. Mr. Farrell made a motion to approve the revised sketch plan as submitted as resolved below. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell noted that the Board had approved a negative declaration at the March 2022 meeting.

Minor Subdivision for Cotterell Landing

WHEREAS, the Planning Board is in receipt of an application from Stephen Dore and Margaret O'Leary for approval of a Sketch Plan for the subdivision consisting of 2 lots for the 2.469 acre property of located in the A-4 Zoning District on the northwesterly corner of Old Main Road and Montauk Highway, and designated as SCTM# 0902-003.00-01.00-002.000; and

WHEREAS, the application was referred to the Village's consulting engineers, who by memorandum, dated August 20, 2021, made certain recommendations; and

WHEREAS, the applicants submitted revised maps and Environmental Assessment Form, Part I, to address the concerns of the Board and the Village's consulting engineers, which were reviewed by the Village's consulting engineers, who by memorandum dated February 22, 2022, acknowledged the revisions; and

WHEREAS, the proposed minor subdivision is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), and upon the recommendation of the

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
WEDNESDAY JUNE 8, 2022

Village consulting engineer, the Planning Board, by resolution, dated March 16, 2022, adopted a Negative Declaration; and

WHEREAS, the Planning board has determined that the proposed subdivision shall be classified as a minor subdivision and shall comply with the procedures outlined in Articles IX through XI of the Subdivision Regulations; and

WHEREAS, the Planning Board finds that the sketch plan as last revised on April 28, 2022, meets the purposes of the subdivision regulations, subject to such conditions set forth herein and review of the final application.

NOW, THEREFORE, BE IT RESOLVED, that the Sketch Plan for a Minor Subdivision entitled "Cotterell Landing" consisting of 2 lots for the 2.469 acre property of located in the A-4 Zoning District on the northwesterly corner of Old Main Road and Montauk Highway, prepared by Jeffrey W. Haderer, L.S., on November 5, 2020 and last revised on April 28, 2022, be and is hereby APPROVED, WITH THE FOLLOWING CONDITIONS:

1. The applicant shall obtain necessary approvals and permits from the NYSDEC and SCDHS.
2. The final map shall remove the symbols depicting a proposed dwelling on Lot 2.

VOTE	AYE	NAY	ABSTAIN /RECUSE
Mr. Farrell	<u>✓</u>	<u> </u>	<u> </u>
Mr. Levy	<u>✓</u>	<u> </u>	<u> </u>
Mr. Lewis	<u>✓</u>	<u> </u>	<u> </u>
Mr. Mejean	<u>✓</u>	<u> </u>	<u> </u>

Attest as to vote:

Ray L.P. Farrell
Board member *Chairman*

Filed: *Denise Michalowski* Date: *7/11/2022*
Quogue Village Clerk
Deputy

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
WEDNESDAY JUNE 8, 2022

3. Jonathan T. & Natalie P. Silverstein – 37 Bay Road SCTM# 902-6-1-18.11

Application for an interpretation of the Declaration of Covenants and Restrictions, dated July 24, 2018, and recorded in the Suffolk County Clerk's office in Liber 12970, page 963, which Declaration was imposed by the Planning Board as a condition of approval of the Subdivision Map of Picheny Property, filed in the Suffolk County Clerk's Office on March 26, 2019 as Map File No. 12158. Specifically, applicants seek to confirm that the provisions of said Declaration do not preclude the construction of an elevated catwalk/wetland access walkway that extends over a portion of NYSDEC designated wetlands in the center of the property to access the property's frontage on Shinnecock Bay. The applicants' property is shown as Lot 6 on said filed subdivision map and is located on the southerly side of Bay Road, approximately 2,623' easterly of Montauk Highway (SR 27) in the A-8 Residence District known as 37 Bay Road and designated as SCTM# 0902-006.00-01.00-018.011.

Correspondence has been received from both Mr. Bragman and Ms. Wright requesting that this matter be adjourned until the next meeting. Mr. Farrell made a motion to adjourn this matter until the July 15th meeting. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell requested that any written information be submitted to the Board no later than July 8th, 2022.

There being no other business, the meeting was adjourned.

Danina Michalowski Deputy Village Clerk. 7/11/2022