

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
TUESDAY AUGUST 9, 2022

The Planning Board of the Village of Quogue held a meeting 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, Lynn Lomas and Dick Gardner (alternate replacing Paul Mejean)

Members Absent: Clarke Lewis, Paul Mejean

Others Present: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Village Engineer Vincent Gaudiello, Deputy Village Clerk Denise Michalowski, Jason Bottiglieri, Melissa Dedovich, Pamela Glazer, Adam Grossman, Daniel Moritz, Kittric Motz, Andrew Oliverio, Alan Tragar

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the June 8, 2022 meeting. Mr. Lomas made the motion, Mr. Levy seconded the motion, and the motion was unanimously carried. The next meeting is tentatively scheduled for Tuesday, September 6, 2022 at 9:30am if a ZOOM meeting is allowed, or Friday, September 9, 2022 at 9:30am if a live meeting is required.

2. The first matter to be addressed was the submission of **164 Jessup Ave, LLC at 164 Jessup Avenue [SCTM 902-8-1-10]**, and the Village Engineers Memo regarding this submission. Mr. Farrell noted that this is an informal discussion and no decisions are going to be made at this meeting. Attorney Adam Grossman spoke first and explained that they are looking to build a project that complies with all of the rules of the Village and will do whatever he can to move this project forward. Architect Pamela Glazer spoke next. She explained that they are looking for the input of the Board to see if they are going in the right direction with this project in regard to size and scope. Mr. Levy expressed concern about the traffic in and out of the driveway on Jessup Avenue. Ms. Glazer said that they could do a second egress, but she didn't know if that would be a better solution, as that would eliminate some screening and planting. Mr. Gardner asked if the Village Police Department had been consulted on the traffic matter. Mr. Levy agreed that QVPD should be consulted. Mr. Farrell asked if the parking lots would be open to the public. Ms. Glazer said these parking lots would be open to the public. Mr. Farrell asked Ms. Michalowski to provide the QVPD with the information so they could provide input. Ms. Glazer asked if it was crucial to provide enough space for a tractor trailer to pull in and out as she does not feel there would be a need. Mr. Gaudiello said this was included in the memo for the Board to discuss, as they would not want to see trucks having to unload on Jessup Avenue. He further noted that the area designated as the Arcade appears to include seating and plantings, and that the calculations for parking include restaurant take out service which could have an effect on the parking space requirements. Ms. Glazer said there would not be seating in the Arcade and there is no plan for any food service tenants. Ms. Glazer asked if the Board would prefer a circular entrance/exit area

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or would they rather see more green space. Mr. Lomas explained that the Board will need to know what type of tenant would be occupying the space first. Mr. Oliverio said the tenants would consist of office and retail space, with their employees parked in the lot all day, and other staggered clients, similar to what presently exists. Mr. Gardner added that the one or two entrance/exit access should be directed toward the QVPD. Mr. Bruyn said that a formal application should be submitted at this point. He further noted that the applicant should coordinate with their neighbor regarding the 12 foot right of way, and that the minimum access for the Fire Department is 20 feet.

3. Mr. Farrell said that no new information has been received regarding the application for **Cotterell Landing at 59 Old Main Rd [SCTM# 902-3-1-21]**, and that the application of **Jonathan T. & Natalie P. Silverstein at 37 Bay Road [SCTM# 902-6-1-18.11]** has been adjourned as requested by Mr. Bragman.

4. The next matter was an informal discussion of the application that has recently been submitted for **Dune DJCJ LLC at 158 Dune Rd [SCTM# 902-16-2-2.4]**. Attorney Kittric Motz and property owner Daniel Moritz were present on the teleconference. Ms. Motz showed the Landscape Master Plan of 158 Dune Road and explained that subdivision was created back in 1995, 158 and 160 Dune Road shared a common driveway and utility access, most likely with the intent to save money. Her client Mr. Moritz is the new owner and is seeking relief from the Planning Board covenant that required the common driveway access. They don't want to alter the current driveway for 160 Dune Rd, they would like to add a curb cut on the west side, and construct their own private driveway. Ms. Motz added that similar relief was granted to the owner of lot 2 in 2006. Mr. Farrell asked what Zoning relief has been granted. Ms. Motz explained that they needed relief from the dune setback line. Mr. Farrell asked if this matter was approved by the DEC. Ms. Dedovich said they have a letter of non-jurisdiction from the DEC. Mr. Farrell asked about the water easement. Ms. Motz said that all utilities have been relocated out of the easement. Mr. Farrell said this application will be reviewed by the Board and the Village Engineer. Mr. Bruyn noted that the Planning Board will have to schedule a public hearing according to the 2006 declaration. Mr. Bruyn said the declaration of the common driveway utilities would need to also be addressed. Ms. Dedovich explained that all of the utilities have been placed within the corresponding property boundaries, not in the easement, and not shared, for both 158 and 160 Dune Road. Mr. Bruyn said the covenants will need to then be amended to reflect this change. Ms. Motz explained that she has spoken to the previous owner, and that the common driveway was constructed solely for the purpose of saving money. Ms. Motz further noted that they will make any amendment necessary to the declarations. Mr. Farrell said the Board will wait for the comments from the Village Engineer, and then schedule a public hearing.

5. The next matter was another informal discussion regarding a survey of a proposed project that was submitted regarding three existing lots (**2, 25 & 27 Meadow Lane**). **Alan M. Trager** is the owner of both **2 Meadow Lane [SCTM# 902-7-1-7.13]**, and **25 Meadow Lane [SCTM# 902-11-1-2.4]**. **27 Meadow Lane [SCTM# 902-11-1-5.1]** is owned by **David Rosenberg and Jessica Lattman**. Attorney Kittric Motz was present on the teleconference for the applicants. Ms. Motz showed the proposed survey and explained that Mr. Trager owns and resides at the top

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property (2 Meadow Lane), and they also own the undeveloped center parcel (25 Meadow Lane), and there is a residence on 27 Meadow Lane. 25 Meadow Lane is conforming in size, but both 2 and 27 Meadow Lane are undersized properties. Ms. Motz said they would like to subdivide or do a lot line adjustment to divide 25 Meadow Lane between the other two properties. This change would create two fully conforming lots, while protecting the unencumbered view line for both properties. Mr. Gaudiello asked if there are any wetlands on or adjacent to these properties, and asked if the survey submitted with the formal application could be as comprehensive as possible. Ms. Motz replied that there is water, and showed the floating dock area, but she does not believe there are other wetlands. Mr. Bruyn asked if the proposed restrictions would be private and recorded. Ms. Motz confirmed that this will be private and will be included in the deed. Mr. Bruyn said the Planning Board would need to have any wetlands and buffer areas shown on the survey. The issue of the conservation easement having to be enforced by the Village if shown on the map was discussed and will need to be clarified. Mr. Nowak asked if the building envelope could be plotted on the survey in future submissions. Mr. Nowak further noted that there is a severe drainage issue on Meadow Lane and asked if there could be a drainage added to the north side of Meadow Lane. Mr. Tragar discussed the drainage that he has added, and noted that the water that collects on Meadow Lane is not from his property. Mr. Tragar further noted that a comprehensive survey has been recently completed and will be submitted with the formal application. Mr. Nowak asked if there is an easement that runs from Assups Neck Lane to the bay. Ms. Motz said a title search has been done, and will also be submitted. Mr. Farrell asked if anyone had any questions. As no one did, Mr. Farrell suggested that the application file a formal application to the Planning Board.

6. The next matter to be discussed was the document titled “**Videoconference Rules for Zoning or Planning Boards**”. Mr. Bruyn reviewed the rules set forth in this document. Mr. Farrell made a motion to adopt these rules. Mr. Lomas seconded the motion. The motion was unanimously carried.

There being no more business, the meeting was adjourned.