

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY OCTOBER 14, 2022

Pursuant to §103-a of the New York State Public Officer's Law and Local Law No. 3 of 2022, the meeting of the Planning Board and aforementioned public hearing was held in as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).

Members Physically Present: Chairman Stephen Farrell, Bob Levy, Clarke Lewis, Lynn Lomas, Paul Mejean

Members Absent: Alternate Richmond Gardner

Others Physically Present: Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittric Motz, Melissa Dedovich, Daniel & Amanda Moritz, Deborah Grillo, Robert Canberg

Others Present via Videoconference: Village Engineer Vincent Gaudiello, Rebecca Tran, Jason Mastropierro

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the August 9, 2022 meeting. Mr. Levy made the motion, Mr. Lewis seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, November 11, 2022 at 9:30am, and noted that it will be an in-person meeting.

2. The first matter that was discussed was the change of tenant application and sign approval for **Nest Seekers International at 6 Midhampton Street (SCTM# 902-8-1-5.1)**. Deborah Grillo and Robert Canberg were present at the meeting for this application. Ms. Grillo explained that this is a Real Estate Business, and they would like permission to put up an awning with their business name on it, as well as a sign on the door. Mr. Farrell made a motion to approve the change of tenant and requested signage. Mr. Levy seconded the motion and the motion was unanimously carried.

3. The next matter that was discussed was the change of tenant application for **Mastromac, LLC. at 6 Midland Street (SCTM# 902-2-1-8.3)**. Jason Mastropierro was present on the videoconference call. Mr. Nowak said the Fire Marshall will have to do an inspection of the interior, and that the other structures will need to meet setback requirements. Mr. Matropierro said that both the shed and the container were left over from the previous tenant, but he will relocate them to a conforming location if necessary. Mr. Farrell asked for a simple site plan showing the location of these structures be submitted to the Building Department. Mr. Matropierro said they are not requesting any signage at this time. Mr. Farrell made a motion to approve this change of tenant, pending Fire Marshall and Building Department approval. Mr. Lomas seconded the motion and the motion was unanimously carried.

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4. Next was the Public Hearing for **DUNE DJCJ LLC at 158 Dune Road (SCTM# 902-16-2-2.4)** to hear any and all persons either for or against the application to amend the Declaration of Covenants and Restrictions, dated May 22, 2006, and recorded in the Suffolk County Clerk's Office in Liber 12454, page 306, and the Declaration of Common Driveway and Utility Easement, dated May 22, 2006, and recorded in the Suffolk County Clerk's Office in Liber 1212454, page 306, which Declarations require that Lots 4 and 5 on the Subdivision Map of Post Beach Land Company, filed in the Suffolk County Clerk's Office on October 3, 1995 as Map File No. 9750, have and maintain a single common driveway access to Dune Road. Specifically, the applicants seek to eliminate the requirement that both lots share a single common access driveway, that Lot 4 may construct a new driveway access to Dune Road and that Lot 5 may continue to use and maintain the existing driveway over Lot 4 as its access driveway. The applicants' properties are located on the southerly side of Dune Road, approximately 1,527' easterly of Ocean Avenue in the A-1 Residence District.

Attorney Kittric Motz, property owners Daniel & Amanda Moritz, and Environmental Consultant Melissa Dedovich were present at the meeting. Landscape Architect Rebecca Tran was present on the videoconference call.

Ms. Motz reviewed the application and noted that the owner of 160 Dune Road has sent a letter in support of this application. Ms. Motz said that she has submitted the requested information as to why the restriction on the common driveway between 158 and 160 Dune Road was not lifted in the 2006 Declaration when the restriction on Lot #2 was removed. Ms. Motz also noted that the Engineer's report has no objections, provided that the proposed driveway is located within 50 feet of the westerly corner at Dune Road. Ms. Motz distributed to the Board drawings from the Landscape Architect showing two different scenarios for the driveway location. Mr. Gaudiello said that this application is to amend the subdivision conditions, and either scenario will be acceptable. Mr. Farrell asked if anyone from the public had any questions or would like to be heard. As no one did, he then asked if the Board had any further questions, and they did not. Mr. Farrell then made a motion to approve the attached resolution. Mr. Mejean seconded the motion, and the motion was unanimously carried.

5. The next matter was an informal discussion regarding the proposed project for **Andrew Oliverio at 164 Jessup Avenue (SCTM# 902-8-1-10)**. Mr. Farrell said there is a Quogue Village Local Law prohibiting trucks from parking on Jessup Ave to make deliveries from the Quogue Market south to Quogue Street. Mr. Farrell also noted that the Village will lose some of the parking spots along Jessup Avenue because of the access areas of this project. Mr. Farrell said that Mr. Oliverio has been advised by his insurance company not to open up the parking lot to the public. Mr. Farrell added that both the Police and Fire Chiefs have been consulted on the proposed project. Mr. Levy expressed concern about the added traffic on Jessup Avenue. Mr. Farrell discussed the possibility of making a portion of Jessup Ave a one-way street. Next, the Board discussed the possible uses of the building. Mr. Nowak said that he did not believe that any kind of commercial wet use or housing would be allowable.

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6. The next matter on the agenda was the application of **Jonathan T. & Natalie P. Silverstein 37 Bay Road SCTM# 902-6-1-18.11** 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.

Mr. Farrell noted that Attorney Heather Wright has requested that this matter be adjourned until the next meeting.

There being no more business, Mr. Farrell made a motion to adjourn the meeting. Mr. Lomas seconded the motion, and the motion was unanimously carried.