

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, FEBRUARY 24, 2023

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 as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).

Members Physically Present: Chairman Stephen Farrell, Clarke Lewis, Lynn Lomas, Paul Mejean, Alternate Richmond Gardner (Non-Voting)

Members Present via Videoconference: Robert Levy

Others Physically Present: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Village Engineer Vincent Gaudiello, Deputy Village Clerk Denise Michalowski, David Celi, David Fox, Robert Kelly, Kittric Motz, Robert Sullivan, Aram Terchunian

1. Mr. Farrell called the meeting to order, and asked for a motion to approve the minutes of the January 27, 2023 meeting. Mr. Gardner made the motion, Mr. Levy seconded the motion, and the motion was unanimously carried.

2. The first matter on the agenda was the change of tenant and sign approval for **UBS Builders at 58 Old Country Road (SCTM# 902-2-1-8.1)**. Property owner Robert Sullivan was present at the meeting. Mr. Farrell asked if anyone had any questions, and no one did. Mr. Farrell made a motion to approve the change of tenant and requested signage. Mr. Lewis seconded the motion, and the motion was unanimously carried.

3. The next matter on the agenda was a preliminary discussion of a proposed Sports Building Project at **8 Industrial Drive (SCTM# 902-1-1-21.7)**. Mr. Farrell noted that this is not a formal application. David Celi was present to discuss the project and reviewed the proposal. He explained that they would like to build an Athletic Facility including batting cages. Mr. Farrell noted that due to the size of the building, it would need ZBA approval. Mr. Nowak added that there would also need to be lot coverage and setback relief as well. The issue of the number of parking spaces to be required was discussed next. Mr. Gaudiello explained that the sanitary flow determined by the Health Department will be related to the number of parking spaces required by the Village. Mr. Bruyn noted that the property is in the Pine Barrens, which has a 65% clearing limit, and there may be a need for revegetation. Mr. Celi said that he believes they were given permission to do the clearing about ten years ago. Mr. Bruyn said that the Village would not be able to give that permission since this property is in the Pine Barrens. Mr. Bruyn also added that this use would require a special exception from the Board of Trustees, but he suggested that he start with the Health Department. Mr. Gaudiello suggested that Mr. Celi determine a plan for the parking needs. Mr. Gardner asked if there would be spectators at this facility. Mr. Celi explained that this would be used primarily as a training facility, but there could possibly be spectators. Mr. Nowak said that then different Fire Codes would have to be adhered to. Mr. Lewis said in his experience parents usually stay at this type of facility and that parking is

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usually an issue. Mr. Farrell asked if any one had any questions, and no one did. Mr. Celi said he will come back to the Board once he has more information.

4. The matter on the agenda was the lot line modification application of **Lewis/De Saint Phalle at 21 and 23 Ocean Avenue (SCTM# 902-10-3-37.1,2 & 41)**. Attorney Kittric Motz was present at the meeting for this application. Mr. Gaudiello said that the Lewis property has been before the Planning Board with another lot line modification with Lot #1 (Wilson Property) a few years ago. Mr. Gaudiello asked if the deeds had been filed for that modification. Ms. Motz said she will verify this as she was not the attorney on that application. Ms. Motz asked about the dotted line comment on the Engineering memo. Mr. Gaudiello showed her on the map to what he was referring and said that the line was from when there were two separate tax maps and does not serve any purpose. Mr. Farrell asked if both lots would be of legal size after this modification. Mr. Gaudiello said they would be and that one lot would be just shy of potentially being able to be subdivided further. Mr. Bruyn asked if a covenant was being proposed that no further subdivision be allowed on these properties. Ms. Motz said she did not think her client would be agreeable to this covenant. Mr. Bruyn asked Ms. Motz to clarify if her client is planning to subdivide in the future. Ms. Motz asked for an adjournment to consult with her client. Mr. Nowak asked about the covenant for a utility easement on the property. Ms. Motz said it involved a sanitary easement and she will research the matter further. Mr. Gaudiello said that the sanitary system may need to be upgraded if it is determined to be substandard. Mr. Farrell adjourned this matter until the next meeting.

5. The next matter to be discussed was **Andrew Oliverio at 164 Jessup Avenue (SCTM# 902-8-1-10)**

Mr. Farrell noted that a Short Environmental Form has been received, but drawings will still need to be submitted before the Board can act on the form.

6. The next matter on the agenda was **Minor Subdivision Application of Apre Howell LLC at 3 Howell Lane (SCTM# 902-11-2-13.1)**.

Attorney Robert Kelly was present at the meeting for the applicant. Mr. Kelly noted that they had submitted an updated plan with a sample layout, and are hoping to get a negative declaration from the Planning Board at today's meeting. Mr. Kelly referenced Mr. Nowak's memo regarding the slab grade. He said that Mr. Nowak and Mr. Fox spoke and agreed that the grade of the slab does not need to be changed. Mr. Kelly further noted that the driveway location and the house design would be reviewed by the Design Review Board when the house is designed. Mr. Kelly said they would put drainage around the sides to control the storm water runoff. Mr. Nowak said that at some point a Flood Plain Permit will be required. Mr. Gaudiello discussed that there will need to be coordination in developing these two lots, and a final grading plan will need to be submitted. There was discussion of each parcel being subject to a SWPPP as a condition of being issued a building permit. Mr. Farrell suggested that the Board approve the current sketch plan and recommend a negative declaration. The applicant can then go to the

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Health Department and come back to the Board with a final map, and then covenants can be discussed. Mr. Farrell asked if anyone present had any questions or comments. No one did. Mr. Farrell made a motion to approve the sketch plan, and make a negative declaration that this application does not present a significant environmental issue. Mr. Levy seconded the motion and the attached resolutions were unanimously adopted.

Mr. Farrell set the date of the next meeting to Friday March 31, 2023 at 9:30 am.

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