

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, APRIL 28, 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, Robert Levy

Members Present via Videoconference: Paul Mejean

Members Absent: Lynn Lomas, Alternate Richmond Gardner

Others Physically Present: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Nicholas Giuffre, Sally Beatty, Elizabeth Wilson, Pi Gardner, Pierre De Saint Phalle

Others Present via Videoconference: Village Fire Marshall David Schaffauer

1. Mr. Farrell called the meeting to order, and asked for a motion to approve the minutes of the February 24, 2023 meeting. Mr. Levy made the motion, Mr. Lewis seconded the motion, and the motion was unanimously carried.

2. The first new matter was the change of tenant application for **MC Repairs at 4 Quogue Plaza Trail (SCTM# 902-1-1-19.17)**

Nick Giuffre was present for this application. Mr. Nowak said that a permit will be needed to relocate the lift and the Fire Marshall will have to inspect the unit. Mr. Bruyn asked Mr. Nowak if the questions from his memo have been addressed. Mr. Giuffre said there are currently 3 employees total and he believes there is adequate parking. Mr. Lewis asked if cars would be stored there. Mr. Giuffre said they would be doing same or next day pick up with two or three cars waiting to be repaired. Mr. Giuffre further noted that they will be using Winter Brothers for the refuse. Mr. Nowak asked if anything else would be changing. Mr. Giuffre said they would be changing the name of the business to MC Repairs. Mr. Farrell noted that any future sign changes would need to be approved by the Planning Board. Mr. Nowak said that the Registered Repair Shop sign would be exempt. Mr. Farrell made a motion to approve this change of tenant application. Mr. Levy seconded the motion and the motion was unanimously carried.

3. The next matter on the agenda was the change of tenant application for **Haskell's Seafood at 64 Old Country Road (SCTM# 902-2-1-8.4)**

Pete Haskell has sent an email requesting that this matter be adjourned until the next meeting. Mr. Nowak said that he did a site visit yesterday for this property. Mr. Nowak explained that a very large refrigerator/freezer unit has been installed, which is the primary reason for the

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addition. This expansion would not increase the need for additional employees or parking. Mr. Farrell asked if this application should be referred to the Trustees. Mr. Nowak said he does not believe so, but he will discuss that with Mr. Bruyn. Mr. Nowak further noted that he was shown all the necessary approvals from Federal & State Government and from the Board of Health. This application was adjourned until the next meeting.

4. The next matter on the agenda was the change of tenant application for Green Bubble Insulation at 14 Old Country Road (SCTM# 902-1-1-7.2)

No one was present for this application. Mr. Nowak explained that this was storage facility for spray insulation. He recommended that the Fire Marshall verify the chemicals and how they are being stored. Mr. Nowak said a building permit may be necessary if any changes are going to be made to the building. Mr. Nowak said that he and Mr. Schaffauer will make an appointment with the applicant. This matter was adjourned until the next meeting.

5. The next matter on the agenda was the change of tenant and sign approval request from Daley Party Rentals at 14 Old Country Road (SCTM# 902-1-17.2)

No one was present at the meeting for this application. Mr. Farrell made a motion to approve the change of tenant and requested signage pending review and approval from the Building Inspector. Mr. Levy seconded the motion and the motion was unanimously carried.

6. The next application was the sign approval request for Beth's Café at 48 Quogue Street (SCTM# 902-8.1-1-2)

Mr. Nowak said this sign is within the required dimensions. Mr. Farrell made a motion to approve the requested signage. Mr. Lewis seconded the motion. The motion was unanimously carried.

7. Next was the sign approval request for The Quogue Historical Society at 114 Jessup Avenue (SCTM# 902-9-1-15.1)

Pi Gardner was present for this application. Mr. Nowak said he has no issues with the requested stair signage. Mr. Farrell made a motion to approve the requested stair signage. Mr. Levy seconded the motion. The motion was unanimously carried.

8. The last new matter was the sign and awning request for Homespun at 148 Jessup Avenue (SCTM# 902-8-1-8.2)

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Elizabeth Wilson was present for this application. Mr. Nowak confirmed that this sign should be reduced to 32 sq. feet because it is a double unit. Ms. Wilson said the sign maker was the same person who designed the signage for Schmidt's Market, and they were going for a symmetrical look for the building, but they will reduce the size of the sign to be conforming at 32 sq. feet. Mr. Farrell noted that Schmidt's Market sign was the same size as the previous sign that was there. Mr. Farrell made a motion to approve: the sign at a reduced size of 32 sq. feet, the requested awning, and the Homespun lettered sign on the window of the second storefront. Mr. Levy seconded the motion and the motion was unanimously carried.

9. The next matter on the agenda was the holdover matter from Andrew Oliverio at 164 Jessup Avenue (SCTM# 902-8-1-10)

No new information has been received for this application.

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

Attorney Robert Kelly has requested an adjournment for this matter until the next meeting.

11. The last matter on the agenda was the holdover 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 has requested an adjournment for this matter until the next meeting.

12. Mr. Farrell set the date of the next meeting to Friday June 2, 2023 at 9:30 am.

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