

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, AUGUST 11, 2023

Members Present: Chairman Stephen Farrell, Clarke Lewis, Bob Levy, Lynn Lomas, Paul Mejean, Alternate Richmond Gardner

Others Present: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Village Engineer Vin Gaudiello, Deputy Village Clerk Denise Michalowski, Ava Shapiro, Andrew Oliverio, Pamela Glazer, Keyan Cody, Paul DiLandro, David Celi

1. Mr. Farrell called the meeting to order, and asked for a motion to approve the minutes of the June 2, 2023 meeting. Mr. Levy made the motion, Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday September 15, 2023 at 9:30 am.

2. The first matter on the agenda was the **Picheny Subdivision – 31,33,35 & 37 Bay Road SCTM# 902-6-1-18.2,3,4 & 5**

Mr. Bruyn said that there has been a request from Mr. Picheny to extend his bond for one year expiring August 12, 2024. Mr. Picheny has provided the Bond Continuance document to the Board. Mr. Bruyn noted that there have been no improvements to the road currently. The road is required to be improved once a building permit is applied for on Lots 3, 4 or 5, and that has not occurred. Mr. Bruyn explained that once this Bond Continuance is accepted by the Planning Board, the Village Board of Trustees must also formally accept it as well. Mr. Farrell made a motion to accept the Bond Continuance. Mr. Levy seconded the motion, and the motion was unanimously carried.

3. The next matter on the agenda was **APRE Howell LLC Subdivision – 3 Howell Lane SCTM# 902-11-13.1**

A request from Attorney Robert. Kelly to extend the Final Conditional Approval for an additional 180 days (from the expiration date of August 24, 2023) has been received. Mr. Farrell asked for a motion to approve this request. Mr. Mejean made the motion, Mr. Levy seconded the motion and the motion was unanimously carried.

4. The next matter on the agenda was **Cotterell Landing Minor Subdivision – 59 Old Main Road SCTM# 902-3-1-21**

Mr. Farrell noted that the NYS DEC permit and Suffolk County Department of Health approval both have been received. He then made a motion to schedule a Public Hearing for this matter on September 15, 2023 at 9:30 am. Mr. Levy seconded the motion, and the motion was unanimously carried.

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5. The next matter was Lewis/De Saint Phalle 21 & 23 Ocean Avenue SCTM# 902-10-3-37.1, 2 & 41

No new information has been received on this matter.

6. The next matter to be heard was Oliverio – 164 Jessup Avenue SCTM# 902-8-1-10

Mr. Farrell said that an Engineering Site Plan Memo has been received and that there are significant issues with parking and access that need to be addressed. Property owner Andrew Oliverio, Architect Pamela Glazer and Engineering Technician Cody Keyan were present at the meeting. Mr. Oliverio said that the annotations of grandfathered parking will be removed from the Site Plan. The matter of land banking was discussed and determined that it would not be a viable option. The traffic study was discussed next. Mr. Gaudiello said that he felt that the report was limited and that future uses need to be taken into consideration. He said that the Village Code of 1 parking space per every 200 sq. ft. would be applicable for the volume in this area. Mr. Cody reviewed the traffic report, and there was discussion of the new curb area. Mr. Gaudiello said that an Engineered Site Plan should be submitted with a pavement marking plan, and also details of the trees that will be removed, and which will remain and the distances from the improvements. Mr. Oliverio said they will eliminate parking spot 30 and the shrubbery and proceed with 29 spaces in the current layout. The elimination of the curb cut was discussed next, and how it needs to be shown on the plans. Mr. Gaudiello noted that the area at 48 Quogue Street needs to be unobstructed and should be cut back. The matter of the enforceability of the private parking lot was also discussed. There being no more questions or comments, this matter was adjourned.

7. The next item on the agenda was the informal discussion of a proposed site plan from Montauk Highway Quogue, LLC at 45 Montauk Highway SCTM# 902-3-4-72.

Engineer/owner Paul DiLandro was present at the meeting. Mr. Bruyn recused himself from this matter as he represents a member of the DiLandro family in other legal matters. Mr. DiLandro distributed 3 proposed site plans for the property. He explained that they would like to redevelop this property for professional office and commercial usage. Mr. DiLandro reviewed the sketches and said that one plan is for a single building conforming with Zoning setback regulations. The other two plans utilize two buildings, with one being a smaller building toward the front of the property. The anticipated tenants would be: Insurance Company, Law Office, Realtor and Surveyors. Mr. Nowak said that the plans that show the two buildings would require Zoning Relief. Mr. Farrell said he liked the look of the two building proposals better. Mr. Lewis said he preferred the C2 Plan. The matter of signage and parking was also discussed. Mr. Gaudiello said a complete application with an Engineered Site Plan with as much detail as possible should be submitted. The matter of various required environmental and other Suffolk County approvals was also discussed. Mr. DiLandro said they will submit based on the information on the C2 Plan.

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8. The last item on the agenda today was the informal discussion of **David Celi for 8 Industrial Drive SCTM# 902-1-1-21.7** for a proposed Sports Building.

David Celi was present at the meeting. He had a preliminary submittal packet that he distributed to the Board. Mr. Farrell said that this project would need Village Zoning relief, as well as Pine Barrens and Suffolk County approval. Mr. Farrell further noted that the Fire Department, Building Department and Village Engineer would have to review and comment on the submittal. Mr. Gaudiello discussed some parking issues, and suggested Mr. Celi document the details of his parking space area plan. Mr. Bruyn suggested that Mr. Celi also document the variance relief that would need to be requested from the Zoning Board. Mr. Celi anticipated that this facility would be used for soccer and lacrosse practice, and possibly pickleball games.

There being no more business, this meeting was adjourned.