

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC HEARING  
FRIDAY, SEPTEMBER 15, 2023

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

**Members Present:** Chairman Stephen Farrell, Clarke Lewis, Bob Levy, Lynn Lomas

**Members Absent:** Paul Mejean, Richmond Gardner (Alternate)

**Present by videoconference:** Village Attorney Wayne Bruyn

**Others Present:** Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Aram Terchunian, Stephen Dore

1. Mr. Farrell called the meeting to order, and asked for a motion to approve the minutes of the August 11, 2023 meeting. Mr. Lewis 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, October 20, 2023 at 9:30 am.

2. The first matter on the agenda was the Public Hearing for **Cotterell Landing Minor Subdivision – 59 Old Main Rd SCTM# 902-1-21.**

Mr. Farrell opened the Public Hearing, and asked if anyone would like to be heard regarding the proposed subdivision. No one from the public was present. Mr. Farrell asked if the applicant would like to be heard. Aram Terchunian was present as well as property owner Stephen Dore. Mr. Terchunian said he had nothing additional to add. Mr. Farrell made motion to close the Public Hearing. Mr. Levy seconded the motion, and the motion was unanimously carried.

Mr. Farrell said the attached resolutions have been prepared and have been reviewed by the Board. Mr. Bruyn reviewed the conditions of the resolutions. He said that the first condition of the resolution pertains to map changes and additions that need to be completed. Mr. Bruyn asked Mr. Terchunian if he would confirm with the surveyor that the dimensions of the maps meet the requirements of the Suffolk County Clerk. Mr. Bruyn said that the second condition of the resolution requires a submission of Declaration of Covenants and Restrictions as noted. Mr. Bruyn said that conditions 3, 4 and 5 and 6 are as listed on the resolution. Mr. Farrell made a motion to adopt the resolutions. Mr. Levy seconded the motion, and the motion was unanimously approved.

Mr. Bruyn further noted that the applicants have 180 days to comply with the conditions of the resolution. He added that once the map is signed, the applicant has 62 days to record it with Suffolk County.

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3. Mr. Farrell said a submission has been received this week from **Andrew Oliverio – 164 Jessup Avenue SCTM# 902-8-1-10**, and that the Board, the Village Engineer and the Building Inspector need additional time to review and comment.

4. Adjournment requests have been received and granted for the applications of **APRE Howell LLC Subdivision – 3 Howell Lane SCTM# 902-11-2-13.1** and **Lewis/De Saint Phalle – 21 & 23 Ocean Avenue SCTM# 902-10-3-37.1, 2 & 41**.

**There being no more business the meeting was adjourned.**

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Denise Michalowski  
Deputy Village Clerk

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Date