

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, OCTOBER 20, 2023

Members Present: Chairman Stephen Farrell, Bob Levy, Richmond Gardner (Alternate – Voting)

Members Absent: Clarke Lewis, Lynn Lomas, Paul Mejean

Others Present: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Tom Otis, David Celi, Phillip Giordano, Herb Eilberg, Keyan Cody, Christopher Robinson, Brian Kennedy, Alex Badalmenti, Andrew Oliverio, Kittric Motz, Pam Glazer

1. Mr. Farrell called the meeting to order, and noted that Alternate Member Richmond Gardner will be a voting member at this meeting replacing Paul Mejean. He then asked for a motion to approve the minutes of the September 15, 2023 meeting. Mr. Levy made the motion, Mr. Gardner seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, December 1, 2023 at 9:30 am.

2. The first matters on the agenda today were the two applications from **Otis Ford EV Charging Stations – (North) 27 & 31 Montauk Highway & 67 Jessup Ave SCTM# 902-3-2-30, 31.1 & 40, and (South) 30 & 32 Montauk Highway & 75 Jessup Ave SCTM# 902-7-2-11, 12 & 13**. The applications are for site review for the installation of 1 120KW Dual port CCS EV Fast Charger and 4 Single Port 19.2KW Level 3 EV chargers, and to upgrade existing electric to 800A on each of the two locations North and South of Montauk Highway. The Village Engineer, Vincent Gaudiello, has issued a Site Plan Memo with his comments for each of the two locations. Tom Otis was present at the meeting and reviewed the applications. He explained that Ford Dealers that sell electric vehicles are required to install charging stations for their customers. Mr. Otis said he is open to a discussion with the Board about changing the location of the chargers on the North side. The matters of signage, noise and locations were discussed. Mr. Bruyn asked for documents regarding the ownership of the different lots. Mr. Bruyn requested copies of any prior approvals on these properties, and what, if any, are the conditions of those approvals. Mr. Otis said he will work on these issues for the next meeting. These applications were adjourned to the next meeting.

3. The next matter to be heard was the application from **The Gregory & Sandra Celi Irrevocable Trust at 8 Industrial Drive SCTM# 902-1-1-21.7**. The application is for site plan review for an Indoor Sports Court. David Celi was present at the meeting for this application. Mr. Celi said they have not yet been to the SC Department of Health because they are still working out some details on the plans. He further noted that an application has also been submitted to the ZBA for setback and lot coverage relief. Mr. Bruyn added that the ZBA will also need to interpret (and possibly waive) the parking requirements for this property and use. Mr. Bruyn said the Planning Board cannot grant site plan approval until these zoning matters

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, OCTOBER 20, 2023

have been addressed. Mr. Bruyn recommended that Mr. Gaudiello prepare some comments for the Zoning Board to consider. This application was adjourned to the next meeting.

4. The next matter heard was the application from **8 Midhampton Owners LLC – 8 Midhampton Avenue SCTM# 902-2-1-7.1** for site plan review to demolish the existing structures and construct three new buildings. The following people were present at the meeting on behalf of the applicants: Brian Kennedy (Forchelli Deegan Terrara), Herb Eilberg (TRG Management), Chris Robinson & Keyan Cody (R & M Engineering), Phil Giordano & Alex Badalamenti (BLD Architecture). Mr. Farrell noted that no formal action will be taken on this application at this meeting today. Mr. Kennedy handed out a newly updated submission to the Board, and gave some history of other projects in the surrounding area that the owners have developed. Mr. Kennedy noted that this property is currently unsightly and will have to be substantially revegetated. The property will be brought into compliance as required by both the Village and the Pine Barrens. He further noted that this project will comply with all zoning and density regulations. Next, Mr. Robinson reviewed the submission and discussed the type of tenants that would be occupying the property and the access areas to the property. Mr. Robinson explained that 45% of the property would be revegetated and spoke of the area, and types of vegetation to be used. Mr. Robinson reviewed the updated septic system that will be installed. Mr. Gaudiello suggested that there should be a delineation of the buffer area to prevent anything being put in this area. The issue of drainage was discussed. Mr. Bruyn noted that there is a limit on the number of uses (1 per 20,000 of sq. ft.) which should be addressed. The matter of land bank parking was also discussed. Mr. Giordano reviewed the renderings of the self-storage facility and commercial space. Mr. Bruyn suggested that Mr. Gaudiello prepare a memo with his comments. This matter was adjourned to the next meeting.

5. The next matter to be heard was **125 Montauk Highway Group LLC – 125, 127, 129 & 131 Montauk Highway SCTM# 902-4-1-84.2, 3, 4 & 5** for inspection of the final course of asphalt for common driveway and release of Performance Bond. Mr. Farrell noted that Mr. Gaudiello has inspected the common driveway improvements as requested by the applicant. He has issued a memo granting final engineering construction approval. The memo recommends that the remaining performance security be released. Mr. Bruyn has prepared a resolution to release the remaining performance bond. Mr. Farrell made a motion to approve the resolution (a copy of which is attached to these minutes), Mr. Levy seconded the motion, and the motion was unanimously carried.

6. The last matter on the agenda for today was **Andrew Oliverio – 164 Jessup Avenue SCTM# 902-8-1-10** for site plan review. Andrew Oliverio, Pam Glazer and Kittric Motz were present at the meeting. Mr. Farrell noted that Mr. Gaudiello has issued a Site Plan Memo. The comment from the memo regarding cross access with the property to the north was discussed. Mr. Oliverio noted that he has been in contact with the neighbor to the south, and has reviewed the project with them. Mr. Bruyn asked for clarification on the use of the existing building – it is shown as a dry store, which is different from the current use, and the calculations will need to be adjusted. Mr. Gaudiello said that some of areas used on the civil drawings for the sanitary

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, OCTOBER 20, 2023

calculations are slightly different from the Architect's plans, so that will need to be made consistent. The comment from the memo regarding the truck turning template was discussed. The matter of the proposed bollard lighting and some possible alternatives were also discussed. Mr. Gaudiello reviewed some of the details that need to be shown on the construction and engineered plans. This application was adjourned to the next meeting.

There being no more business the meeting was adjourned.

Denise Michalowski
Deputy Village Clerk

Date