

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, DECEMBER 1, 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, Bob Levy, Clarke Lewis, Paul Mejean, Richmond Gardner (Alternate)

Member Absent: Lynn Lomas

Others Present: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Tom Otis, Steven Ditta, Kim Giuffre, Steve Giuffre, Robert Kelly, Clayton Pope, David Fox, Debra Giuffre, Aram Terchunian, Herb Eilberg, Keyan Cody, Christopher Robinson, Brian Kennedy, Alex Badalmenti, Andrew Oliverio, Kittric Motz, Pam Glazer, Lauren Battista

Others present via ZOOM: Nick Giuffre, Lisa Reade, Leah Pope

1. Mr. Farrell called the meeting to order and then asked for a motion to approve the minutes of the October 20, 2023 meeting. Mr. Levy made the motion, Mr. Mejean seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, January 12, 2023 at 9:30 am.

2. The first matter on the agenda today was the public hearing for **APRE Howell LLC Subdivision at 3 Howell Lane** for approval of the Final Subdivision Map entitled “APRE HOWELL LLC” consisting of two lots on a 2.11 acre parcel of land located in the A-3 District on the north side of Howell Lane, approximately 265’ east of Quogo Neck Lane.

Attorney Robert Kelly was present for the applicant. Mr. Kelly submitted a survey stamped and approved by the Suffolk County Department of Health. Mr. Bruyn asked if the final grading and drainage plans and common driveway easement information could be submitted to the Village Engineer for review. Mr. Bruyn further noted that the comment from the Suffolk County Planning Commission regarding the driveway also needs to be addressed. Mr. Farrell asked if anyone would like to be heard on this matter. No one came forward and Mr. Farrell closed the public hearing. This matter was adjourned to the next meeting.

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3. The next matter to be heard was the applications of **Otis Ford at 67 Jessup Ave, (North) 27 & 31 Montauk Hwy SCTM# 902-3-2-30,31.1,40 and 75 Jessup Ave (South), 30 & 32 Montauk Hwy SCTM# 902-7-2-11,12,13** for the installation of EV chargers and to upgrade existing electric on both locations.

Attorney Kittric Motz and Tom Otis were present at the meeting. Ms. Motz reviewed her letter regarding the legality of the existing improvements on the North property. Ms. Motz then explained that Ford has recently reduced their requirements for EV charging stations, and they may be amending these applications to only include the South property. Mr. Otis said that they will be getting more information soon regarding the new requirements. There was discussion of other locations for the chargers, and existing lighting on the property. Ms. Motz asked to adjourn this application to the next meeting.

4. The next matter on the agenda was the application for site plan review of **8 Midhampton Associates, LLC at 8 Midhampton Avenue SCTM# 902-2-1-7.1.**

Brian Kennedy was present for the applicant. Mr. Kennedy said they will be submitting additional information that will address the comments on the Engineer's memo, and hope to be on the January agenda. Mr. Gaudiello said that the Pine Barrens Commission may not be in favor of using the revegetated area for overflow. Mr. Bruyn said that once a final submission is made, a referral will be made to the Suffolk County Planning Board and the Pine Barrens Commission for their input. This matter was adjourned to the next meeting.

5. The next matter on the agenda was the application of **Greg and Sandra Celi Irrevocable Trust at 8 Industrial Avenue SCTM# 902-1-1-21.7.** Mr. Farrell said this matter is currently waiting for ZBA approval and is adjourned until the next meeting. Mr. Gaudiello noted that he had sent a memo to the ZBA.

6. The last matter on the agenda was the application of **Andrew Oliverio at 164 Jessup Avenue SCTM# 902-8-1-10.** Attorney Kittric Motz, Architect Pam Glazer and property owner Andrew Oliverio were present at the meeting.

Mr. Gaudiello discussed the calculations of the sanitary flow in regard to the current use of the property that need to be clarified. Mr. Oliverio said they will conform to the formula allowing them to stay below the maximum flow with a mixture of retail and office use. He further noted that the current tenant will be relocating to another space in the new building. Mr. Gaudiello next discussed the curbing improvements, and comments from Chris Isola, Chief of Police, regarding parking spaces to be eliminated. Mr. Bruyn discussed the matter of cross access with the adjoining properties for the purpose of reducing traffic congestion and safety issues. Ms. Motz said they would be open to the looking at proposed language regarding future cross access

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with adjoining properties. Mr. Gaudiello said the Board will make a SEQRA decision, and possibly conditional approval of the site plan at the next meeting. The matter of restriping on Jessup Avenue was discussed. The matter of having a public hearing was also discussed. It was decided that as this matter has been on the agenda for well over a year, a public hearing was not necessary nor required. The timing and duration of the construction phase was also discussed. Ms. Glazer said the construction vehicles would not be parking on Jessup Avenue. Mr. Gaudiello suggested that a proposed construction plan should be submitted to the Building Department when they apply for the Building Permit.

There being no more business the meeting was adjourned.

Denise Michalowski
Deputy Village Clerk

Date