

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, FEBRUARY 2, 2024

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, Lynn Lomas, Clarke Lewis, Richmond Gardner (Alternate- Voting Member)

Member Present via ZOOM: Bob Levy

Others Present: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Tom Otis, Robert Kelly, Brian Kennedy, Andrew Oliverio, Kittric Motz, Pam Glazer, Gonzalo Suarez, Gerhart & Patricia Ponto, Jason Mastropierro, Jean Duenn, Aiden Kravitz, Herb Eilberg, Jack Fink, Alex Kravitz, George Motz, David Celi, Chris Brody

Others present via ZOOM: Lauren Batista, Theresa Calenda

1. Mr. Farrell called the meeting to order and then made an announcement that Paul Mejean has resigned from the Board. Mr. Farrell thanked him for his service to the Village and accepted his resignation. Mr. Gardner will be acting as a voting member at this meeting in Mr. Mejean’s place. He then asked for a motion to approve the minutes of the December 1, 2023 meeting. Mr. Gardner 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, March 15, 2023 at 10:30 am.

2. The first matter before the Board were the three change of tenant applications at **60 Old Country Road [SCTM# 902-2-1-8.2], Units A, B & C**. Mr. Farrell noted that none of these applications included signage changes, and if any changes were to be made, an application would need to be filed. Gonzalo Suarez of GS Contracting, LLC (Unit A) came forward and reviewed the details of his millwork business. Mr. Nowak said that if any interior changes were to be made, a building permit would be need to be filed. Mr. Farrell made a motion to approve this change of tenant, Mr. Lomas seconded the motion and the motion was unanimously carried. Next, Jason Mastropierro of Hamptons Fieldhouse LLC (Unit B) came before the Board. He explained that they have started doing some work on the property, but he didn’t know at the time that he needed to file a building permit. Mr. Mastropierro reviewed the details of the proposed sports facility, and said that he now knows that he has to file for permits. Mr. Bruyn noted that they will need to apply to the Village Board of Trustees for a Special Exception Use, and that there may also be some Health Department issues. Mr. Bruyn further noted that the issue of parking will need to be addressed. This matter was adjourned. Next, Aiden Kravitz of Relic

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Design, LLC (Unit C), can forward and reviewed the details of his commercial screen printing business. Mr. Kravitz noted there will be no retail sales on the property. Mr. Bruyn said that they will also have to apply to the Village Trustees for Special Exception Use. This matter was adjourned.

3. The next matter to be heard was **Rasic/McMahon at 18 Barker Lane [SCTM# 902-7-1-40, 13.1]**. Attorney Kittric Motz was present for the applicants. Mr. Farrell made a motion for a resolution to reaffirm the approval granted for the lot line adjustment on October 28, 2020, and to authorize him as Chairman to sign the submitted mylar maps. Mr. Lewis seconded the motion and the motion was unanimously carried.

4. The next matter to be heard was **Cotterel Landing Subdivision at 59 Old Main Road [SCTM# 902-3-1-21]**. Mr. Bruyn noted that all of the conditions of the final conditional approval have been met, and the Chairman may now sign the mylar maps.

5. The next matter was **Lewis/DeSaint Phalle at 21 & 23 Ocean Avenue [SCTM# 902-10-3-37.1, 2 & 41]**. Attorney Kittric Motz was present for the applicants. She explained that she is requesting the Board make a resolution approving the revised map, which has been signed by the Health Department. Mr. Farrell made a motion for a resolution to approve the lot line adjustment and for him as Chairman to sign the submitted mylar maps. Mr. Lomas seconded the motion and it was unanimously carried.

6. The next matter was the holdover application of **APRE Howell Subdivision at 3 Howell Lane [SCTM# 902-11-2-13.1]**. Attorney Robert Kelly was present for the applicants. There was a discussion regarding drainage issues. Mr. Gaudiello said he will review the drainage plans. The matter was adjourned to the next meeting.

7. The next matter was the informal discussion of a site plan for a proposed propane facility of **Propane Depot at 2 Old Depot Road [SCTM# 902-1-1-10.1]**. Chris Brody was present for this matter. Mr. Brody explained that he is contract to buy this property and reviewed the details of the proposed propane facility. Mr. Farrell noted that this is not a formal application at this point, and an application for non-nuisance industry use will need to be submitted to the Board of Trustees. Mr. Bruyn addressed the matter of required buffers, and the issue of the setbacks for the tank. Mr. Bruyn also added that the parking lot setbacks need to be reviewed. Mr. Gaudiello spoke of the buffer requirements that were put in place when the subdivision was created. Mr. Gaudiello said he would also like to see more information regarding the truck entrances and

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turnaround areas. Mr. Farrell added that the Village Fire Marshal and other agencies will also need to review this project.

8. The next matters to be heard were the two applications from **Otis Ford** regarding the proposed charging stations. Tom Otis and Attorney Kittric Motz were present for this application. Ms. Motz noted that the application for the northern parcels (**67 Jessup Avenue, 27 & 31 Montauk Highway SCTM# 902-3-2-30,31.1,40**) have been withdrawn. She further noted that a revised site plan has been submitted for the southern parcels (**75 Jessup Avenue, 30 & 32 Montauk Highway SCTM# 902-7-2-11,12,13**). Mr. Gaudiello said he will review the stamped site plan and provide his comments. Mr. Gaudiello said an application for signage on Montauk Highway needs to be submitted. There was discussion of lighting and hours of operation of the chargers. Mr. Farrell made a motion for a resolution to grant conditional approval of the current site plan contingent on any comments from the Village Engineer or Village Attorney, and payment of all Engineering Review fees. Mr. Levy seconded the motion and the motion was unanimously carried.

9. The next matter to be heard was the holdover application of **8 Midhampton Associates LLC at 8 Midhampton Avenue [SCTM# 902-2-1-7.1]** Brian Kennedy was present at the meeting for the applicant. The matter of land banking, parking and traffic impact was discussed. Mr. Farrell noted that all agencies noted in the Site Plan Memo dated February 1, 2024 should be notified and consulted. This matter was adjourned to the next meeting.

10. The next matter to heard was the holdover application of **Gregory and Sandra Celi Irrevocable Trust at 8 Industrial Drive [SCTM# 902-1-1-21.7]** David Celi was present at the meeting for this application. Mr. Gaudiello explained that this matter has been approved by the Zoning Board, and the SEQRA (Unlisted Action) process can begin. He further explained that as this matter is an Unlisted Action, the Board has discretion on how to proceed with other agencies, and a Short Environmental Form can be submitted for review. Mr. Celi has submitted the Short Environment Form today. Mr. Bruyn added that this matter will have to go before the Board of Trustees as a Special Exception Use. He further added this matter should be referred to both the SC Pine Barrens Commission and the SC Planning Commission. Mr. Gaudiello said he will provide additional comments before the next meeting. This matter was adjourned to the next meeting.

11. The last matter on the agenda today was the holdover application of **Andrew Oliverio at 164 Jessup Avenue [SCTM# 8-1-10]**. Attorney Kittric Motz, Architect Pamela Glazer, Andrew Oliverio and neighbor Jean Duenn were present at the meeting for this application. Mr. Gaudiello reviewed the Site Plan Memo for this application. Mr. Gaudiello asked that a

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Construction Management Plan be submitted to the Board addressing the following issues: construction schedule, securing the construction site, construction access points, parking areas for employees and construction vehicles and storage of construction materials. Mr. Gaudiello said that this plan needs to be submitted at this point in order for the Board to make a SEQRA determination. The matter of cross access was discussed next. Ms. Motz distributed a letter from Ms. Calenda, along with a letter of support of this project from the surrounding businesses. The possibility of the Village obtaining a Traffic Impact Study was discussed. Mr. Farrell said that a cross access agreement will most likely be a condition needed for the Board to make a SEQRA determination. This matter was adjourned to the next meeting.

There being no more business the meeting was adjourned.

Denise Michalowski
Deputy Village Clerk

Date