

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC HEARING  
FRIDAY, MARCH 15, 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, James Miller, Richmond Gardner (Alternate-Voting Member)

**Member Present via ZOOM:** Bob Levy

**Member Absent:** Clarke Lewis

**Others Present:** Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Robert Kelly, Brian Kennedy, Andrew Oliverio, Kittric Motz, Pam Glazer, Gerhart & Patricia Ponto, David Celi, Chris Brody, Paul Sigismondi, Aram Terchunian, David Fox, Matthew Erson, Francesco Cecere, Padric Smith, Amy Wright, David Hancock, Heather Wright, Clayton Pope, Jason Bottiglieri, Sandy Carbone, Steve Giuffre

**Others present via ZOOM:** Village Fire Marshal Dave Schaffauer, Theresa Calenda

1. Mr. Farrell called the meeting to order and introduced James Miller as the newly appointed Member of the Board. Mr. Farrell added that Mr. Gardner will be acting as a voting member at this meeting in place of Clarke Lewis. He then asked for a motion to approve the minutes of the February 2, 2024 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, April 19<sup>th</sup>, 2024, at 9:30 am.

2. The first matter to be heard was the change of tenant application of **Hamptons Air Heating and Air Conditioning at 4 Old Country Road SCTM# 902-1-1-2.**

Amy Wright, General Manager of Hamptons Air Heating and Air Conditioning, was present at the meeting. Mr. Farrell asked for a copy of the approved Site Plan to be submitted. There was discussion of the number of employees and parking needs. This matter was adjourned.

*It was discovered later in the meeting the Change of Tenant Application was completed incorrectly and the actual address is 4 Old Depot Road SCTM# 902-1-1-10.2. The tenant will return at the next meeting.*

3. The next matter to be heard was the application for a change of tenant for **Meadows Medical Supply at 60 Old Country Road SCTM# 902-2-1-8.2.**

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No one was present at the meeting for the application, and the matter was adjourned to the next meeting.

**4. Next on the agenda was the informal discussion of the Application for Site Plan Review at 60 & 62 Old Country Road SCTM# 902-2-1-8.2 & 3.**

Property owner Gerhart Ponto and Architect Paul Sigismondi were present at the meeting. Mr. Bruyn asked that approved Site and Floor Plans be submitted to the Board. This matter was adjourned.

**5. The next matter to be heard was the Application for Site Plan Review for Propane Depot at 2 Old Depot Road SCTM# 902-1-1-10.1.**

Applicant Chris Brody and Attorney Heather Wright were present at the meeting. Ms. Wright reviewed the changes that have been made to the Site Plan. There was discussion of the issue of nonnuisance industry as a special exception use. Mr. Farrell said that the Building Inspector will be making the recommendation to the Planning Board and the Board of Trustees on this issue. This matter was adjourned.

**6. The next matter to be heard was the change of tenant application for DH Home Technology Contractor, LLC at 66 Old Country Road SCTM# 902-2-1-8.5.**

Applicant Dave Hancock was present at the meeting. Mr. Hancock said that this property will be used for dry storage and office space, and that no interior alterations to the space will be made. Mr. Farrell reminded him that an application for signage must be submitted for any changes to the sign. Mr. Bruyn asked that a copy of an approved Site Plan with parking information be submitted. This matter was adjourned.

**7. The next matter was the change of tenant application for PSG Development Corp at 3 Industrial Drive SCTM# 902-1-1-20.12.**

Applicant Padraic Smith was present at the meeting. Mr. Smith explained that the new tenant will be a marble and granite business (Freeland Tile and Marble), and that they have filed an Application for Special Exception to the Board of Trustees. Mr. Nowak said he will research this matter and make a determination as to if this can be classified as a permitted use as a special exception contractor, or as a special exception nonnuisance use. Mr. Bruyn asked that an approved Site Plan be submitted. This matter was adjourned.

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**8.** The next matter was the holdover change of tenant applications for **60 Old Country Road SCTM# 902-2-1-8.2. Hamptons Fieldhouse LLC has been withdrawn, and Relic Design** will be adjourned with the other matters on this property.

**9.** The next holdover matter was the subdivision application of **APRE Howell LLC Subdivision – 3 Howell Lane SCTM# 902-11-2-13.1.**

Attorney Robert Kelly and Aram Terchunian of First Coastal Corp. were present at the meeting for the applicant. Mr. Kelly submitted an amended survey dated March 11, 2024, to the Board. Mr. Kelly explained that the flooding on the road is coming from water from the Bay, and not from the storm runoff from this property. Mr. Kelly referenced the property to the north, 18 Quaquanantuck, and spoke of how no additional buffers or drainage were required. Mr. Gaudiello reviewed the comments from his Subdivision Memo from March 7, 2024. Mr. Gaudiello also recommended that each of the two properties be subject to SWPP prior to the issuance of a building permit. There was a discussion regarding drainage easement areas. This matter was adjourned to the next meeting.

**10.** The next holdover matter was the application for site plan review of **Otis Ford – 75 Jessup Ave, 30 & 32 Montauk Hwy SCTM# 902-7-2-11,12,13.**

Attorney Kittrich Motz was present at the meeting for the applicant. Mr. Bruyn noted that this application had been conditionally approved at the last meeting. Ms. Motz said that a final site plan and landscape plan have been submitted, and the SEQRA requirement has been fulfilled. Mr. Gaudiello said that as he stated in his memo, he is recommending Engineering Approval. The Board accepted this recommendation.

**11.** The next holdover matter was the application for site plan review for **8 Midhampton Associates LLC – 8 Midhampton Avenue SCTM# 902-2-1-7.1.**

Brian Kennedy was present at the meeting for the applicant. Mr. Kennedy noted that an application will be submitted to the SC Department of Health. Mr. Gaudiello said that once all the responses have been received from the involved agencies, he will summarize and comment. Mr. Kennedy said he is working on clarifying the matter of the ownership and current use of the portion of the property to the south. Mr. Nowak asked that a side rendering of the buildings be submitted showing the light sources. Mr. Gaudiello asked that copies of any updated plans that get submitted to the SCDH, also get submitted to the Planning Board. This matter was adjourned to the next meeting.

**12.** The next holdover matter to be heard was the application for site plan review from **Gregory and Sandra Celi Irrevocable Trust – 8 Industrial Drive SCTM# 902-1-1-21.7.**

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David Celi was present at the meeting. Mr. Celi has submitted to the Board a request to amend this application to change the Sub-Group listing of the Recreational Category to Bowling Alley/Tennis Court/ Racquet Ball Court which would encompass Pickle Ball. New Site and Floor Plans were also submitted illustrating four Pickle Ball Courts. The issue of the primary use of the proposed building and the amended application to Suffolk County Department of Health was discussed. Mr. Farrell stressed the importance of the primary use being represented consistently to both the Suffolk County Department of Health and the Planning Board. Mr. Bruyn said that the permanent primary use needs to be determined, and suggested that Mr. Celi should clarify this issue with the SCDH. This matter was adjourned to the next meeting.

**13. The last holdover matter to be heard today was the application for site plan review from Andrew Oliverio – 164 Jessup Avenue SCTM# 902-8-1-10.**

Applicant Andrew Oliverio, Attorney Kittric Motz and Architect Pamela Glazer were present at the meeting. Ms. Motz explained that an application has been submitted to the Health Department, but that they need a SEQRA Determination and Planning Approval to move forward. Mr. Bruyn said that resolutions have been prepared and have been reviewed by the Board to make a Negative SEQRA Declaration as recommended by the Village Engineer, and to consider conditional Site Plan approval. Mr. Bruyn reviewed the Resolutions. Mr. Bruyn stressed that all future tenants must be approved by the Planning Board to assure that the uses and the Health Department flow rate requirements are in conformance. Mr. Gaudiello clarified that the parking along Quogue Street should be angle parking. Mr. Farrell made a motion to approve the first Resolution adopting a Negative SEQRA Declaration. Mr. Levy seconded the motion and it was unanimously carried. Next, Mr. Farrell made a motion to approve the Resolution granting conditional Site Plan approval. Mr. Miller seconded the motion, and the motion was unanimously carried.

**As there was no more business, the meeting was adjourned.**

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Denise Michalowski  
Deputy Village Clerk

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Date