

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, APRIL 19, 2024

Members Present: Chairman Stephen Farrell, Bob Levy, Clarke Lewis, James Miller, Richmond Gardner (Alternate Member)

Member Absent: Lynn Lomas

Others Present: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Robert Kelly, Brian Kennedy, Gerhart & Patricia Ponto, David Celi, Paul Sigismondi, Aram Terchunian, David Fox, Amy Wright, Steve & Debra Giuffre, Paul DiLandro, Steven Ditta, Keyan Cody, Harold & Paula Garcia, Judith McDermott, William Barba, Kevin Leahy

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the March 15, 2024 meeting. Mr. Levy made the motion, Mr. Miller seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, May 17th, 2024, at 9:30 am.

2. The first matter to be heard was the application for site plan review from **Montauk Highway Quogue, LLC at 45 Montauk Highway SCTM# 902-3-4-72.**

Village Attorney Wayne Bruyn recused himself from this matter and left the meeting. Property owner Paul DiLandro was present at the meeting and reviewed the application for demolition of an existing residential structure in order to construct two new buildings, with one building slated for medical use. Mr. Farrell said that this application will require relief from the Zoning Board. Mr. Gaudiello noted that the applicant has submitted a Short Environmental Assessment Form, and requested that landscape and exterior lighting plans also be submitted. He further noted that he will prepare a memo with his comments for the Zoning Board. This matter was adjourned to the next meeting.

3. The next matter to be heard was the application for site plan review from **60 Old Country Road LLC at 60 Old Country Road SCTM# 902-2-1-8.2.**

Property owner Gerhart Ponto and Engineer Paul Sigismondi were present at the meeting. Mr. Sigismondi explained that the proposed septic system will serve the entire building, and will be located in the same place as the existing system. He added that the septic system was originally approved for the two main tenants, with the rest of the area used for storage. To be able to have two additional non-storage tenants, a new bathroom must be added, and they must be able to meet the designed flow required by the Health Department. Mr. Sigismondi said the only

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changes proposed to the outside of the building would be to add a 36 x 80 egress door, and an 8x8 overhead door in the front for loading and unloading materials. He noted that there will be four tenants, not five as previously stated, and submitted an updated plan to the Board. There was discussion regarding the clearing and vegetation requirements as shown on the originally approved site plan. This matter was adjourned to the next meeting.

4. The related matter of the change of tenant application for **Relic Design at 60 Old Country Road SCTM# 902-2-1-8.2** was also adjourned to the next meeting.

5. The next matter to be heard was the change of tenant application for **Triple G Automotive at 62 Old Country Road SCTM# 902-2-1-8.3**

Proposed tenant Harold Garcia was present at the meeting. Mr. Farrell this will need special exception use from the Board of Trustees. Mr. Bruyn said the previously said approved site plan will also need to be reviewed for compliance to existing conditions, and parking requirements. This matter was adjourned to the next meeting.

6. The next matter was the application for a change of tenant from **Barba Architectural Design Inc. at 124 Jessup Avenue SCTM# 912-8-1-2.**

Proposed tenant William Barba was present at the meeting. Mr. Barba explained that this will be used as a professional office with a maximum of three employees. The application for the proposed signage was reviewed next. Mr. Nowak said that only two window signs are permitted, so the sign on the front door will have to be eliminated. Mr. Farrell made a motion to approve the change of tenant, the two window signs, and the sign above the door. The sign on the door will be eliminated. Mr. Levy seconded the motion, and he motion was unanimously carried.

7. The next matter on the agenda was the change of tenant and sign replacement for **Hamptons Air Heating & Air Conditioning at 4 Old Depot Road SCTM# 902-1-1-10.2.**

Applicant Amy Wright was present at the meeting. Mr. Nowak said he has reviewed the 2002 final survey, and feels that there may be some over clearing issues on the south side of the building that will need to be addressed with the owner of the property. Mr. Bruyn said that a site plan will need to be submitted showing how the property will be brought back into compliance.

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Mr. Bruyn asked that the if the previous tenants were also contractors, so that parking requirements can be determined. This matter was adjourned to the next meeting.

8. The next matter on the agenda was the holdover change of tenant application for **DHome Technology Contractor at 66 Old Country Road SCTM# 902-2-1-8.5.**

No one was present at the meeting for this matter, so it was adjourned to the next meeting.

9. The next matter to be heard was the holdover application for a change of tenant from **PSG Development Corp. at 3 Industrial Drive SCTM# 1-1-20.12.**

No one was present at the meeting for this application, so it was adjourned to the next meeting.

10. The next matter on the agenda was the holdover application of **APRE Howell LLC Subdivision at 3 Howell Lane SCTM# 902-11-2-13.1.**

Attorney Robert Kelley and Aram Terchunian were present at the meeting on behalf of the applicant. There was discussion of a 10 foot wide grading & drainage easement area along the western and south boundaries, and the associated fill restrictions pertaining to this area. Mr. Kelly submitted to the Board copies of the Final Subdivision Map and the Common Driveway & Drainage Plan. These maps will be reviewed, and this matter was adjourned to the next meeting, with the consent of the applicant and his representatives.

11. The next matter to be heard was the holdover application of **8 Midhampton Associates LLC at 8 Midhampton Ave SCTM# 902-1-7.1.**

Brian Kennedy, Steven Ditta and Keyan Cody were present at the meeting on behalf of the applicant. Mr. Kennedy said that he has received the Village Engineer's memo and the agency referral responses and have reviewed the comments, and intend to submit responses. Mr. Gaudiello noted that Ron Hill has been retained by the Village to assist in reviewing the Traffic Impact Study. Mr. Hill has submitted his comments to the Planning Board. Mr. Kennedy asked if they could meet with Mr. Hill and Mr. Gaudiello regarding the traffic study. There was discussion of possible environmental and traffic issues. Also discussed was the question of having the drainage raingardens located in the required vegetated area. This matter was adjourned to the next meeting, with the consent of the applicant and his representatives.

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12. The last matter to be 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. Celi said they will be going back to the original plan of the Multi-sport Facility use instead of solely the Pickleball use. Mr. Bruyn asked that this be submitted to the Board in writing, so the issues of SEQRA and conditional Site Plan approval can be addressed. This matter was adjourned to the next meeting, with the consent of Mr. Celi.

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

Denise Michalowski
Deputy Village Clerk

Date