

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, MAY 17, 2024

Members Present: Chairman Stephen Farrell, Bob Levy, Lynn Lomas, James Miller

Member Absent: Clarke Lewis, Richmond Gardner (Alternate Member)

Others Present: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Theodore Jurgielewicz, Frank Berry, David Hancock, Nicolette Farrell, Herb Eilberg, Padraic Smith, Robert Kelly, Brian Kennedy, Gerhart & Patricia Ponto, David Celi, Paul Sigismondi, Aram Terchunian, Amy Wright, Steve & Debra Giuffre, Steven Ditta, Keyan Cody, Judith McDermott, Kevin Leahy, Alex Badalamenti

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the April 19, 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, June 21, 2024, at 9:30 am.

2. The first matter on the agenda was the change of tenant and sign application for **After Editions, Inc. at 44 Quogue Street SCTM# 902-7-2-33.**

Applicant Nicolette Farrell was present at the meeting, the owner of the property was not. Ms. Farrell explained that this furniture design and art sales business will have two employees. Mr. Bruyn noted that there was a variance granted for parking relief, and this use appears to be in compliance with both the previous site plan approval, and variance conditions. Ms. Farrell said they are requesting signage on the window and they will not be having a television visible in the window. Mr. Nowak added that there is no Certificate of Occupancy on this building as it is pre-existing, and requested that the owner of the property file for an Updated Certificate of Occupancy. Mr. Farrell made a motion to approve both the change of tenant and the requested window signage. Mr. Lomas seconded the motion and the motion was unanimously carried.

3. The first holdover matter on the agenda was the change of tenant application for **Triple G Automotive at 62 Old Country Road SCTM# 902-2-1-8.3.**

Mr. Farrell noted that this application has been withdrawn.

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

Property owner Theodore Jurgielewicz and applicant Dave Hancock were present at the meeting. Mr. Hancock explained that this will be an office and storage area for his Smart Home Technology

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business with 4 employees. Mr. Bruyn said that the Building Inspector has identified that the parking requirements are consistent with the prior site plan approval. Mr. Farrell added that any future signage would have to be approved by the Board prior to installation. He then made a motion to approve this change of tenant. Mr. Levy seconded the motion and it was unanimously carried.

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

Property owner Padraic Smith was present at the meeting. Mr. Smith explained that this will be a Marble and Tile manufacturer and installer with 6 employees. He further noted that there is sufficient parking and there will be no outside fabrication. Mr. Nowak said that there is a minor clearing issue in the area behind the parking area that will need to be corrected. Mr. Farrell made a motion to approve the change of tenant on the condition that the minor clearing issue be corrected to the terms of the prior site plan approval. Mr. Miller seconded the motion, and the motion was unanimously carried.

6. The next matter was the change of tenant for Hampton Air Heating and Air Conditioning Inc. at 4 Old Depot Road SCTM# 902-1-1-10.2.

Property owner Frank Berry and applicant Amy Wright were present at the meeting. Mr. Berry acknowledged that they are not in compliance with the previous site plan approval. He noted that they need to revegetate, put fencing back, and remove the garage. Mr. Bruyn asked that a plan be submitted to the Board showing what is to be done to get the property into compliance. Mr. Berry said this will be done over the next few months. Mr. Bruyn said the tenant cannot be approved or occupy the property until this property has been found to be in compliance. This application was tabled for the requested information to be submitted.

7. The next matter was site plan review for Montauk Highway Quogue, LLC at 45 Montauk Highway SCTM# 902-3-4-72.

Mr. Farrell noted that this matter is before the Zoning Board Meeting for a variance on May 29, 2024, so this matter is adjourned. Mr. Gaudiello has provided the Zoning Board with a memo with his comments.

8. The next matter was site plan review and change of tenant for 60 Old Country Road LLC at 60 Old Country Road SCTM# 902-2-1-8.2. The tenant application is for Relic Design (Unit C), which had been approved by the Board of Trustees for Special Exception use on 2/16/2024.

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Property owner Gerhart Ponto and Engineer Paul Sigismondi were present at the meeting. Mr. Sigismondi said that this application is for Phase One of the project, which is to install an overhead garage door. He noted that Phase Two has not yet been applied for, but will entail adding a bathroom and new sanitary system. Mr. Sigismondi acknowledged that there is a clearing issue on the property, and that they intend to remedy this during the sanitary system addition. He asked if the door addition could be approved for now so the tenant can operate. Mr. Farrell made a motion to approve the overhead door installation, conditioned upon revegetation in order to return the property to comply with previous site plan approval. Mr. Levy seconded the motion and the motion was unanimously carried. Mr. Farrell then made a motion to approve the change of change of tenant for Relic Design. Mr. Levy seconded the motion, and the motion was unanimously carried.

9. The next holdover matter to be heard was the application of APRE Howell LLC Subdivision at 3 Howell Lane SCTM# 902-11-2-13.1.

Aram Terchunian and Attorney Robert Kelly were present at the meeting on behalf of the applicant. Mr. Kelly has submitted copies of the Final Subdivision Map and the Common Driveway & Drainage Plan both revised 5/14/24. Mr. Gaudiello said that the updated maps have addressed most of his previous comments, but a few changes still need to be made. Mr. Gaudiello reviewed the recommended changes and said that these conditions have been noted in the proposed resolution that has been prepared by the Village Attorney. Mr. Bruyn reviewed the conditions of the proposed resolution to grant conditional approval of the Final Subdivision Map. Mr. Farrell said the Board has reviewed the resolution and made a motion to adopt the attached written resolution. Mr. Levy seconded the motion, and the resolution was unanimously adopted

10. The next 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. Bruyn summarized that this application required a coordinated review under SEQRA. He noted that no other agencies are requesting to assume lead agency. Mr. Gaudiello reviewed the project and said that they have determined that the project is complete for the purpose of SEQRA and they are recommending a Negative Declaration. Mr. Gaudiello said that a detailed revegetation, landscape and exterior lighting plan needs to be submitted. Mr. Gaudiello further noted that the proposed sanitary flow exceeds density, and a variance will be needed from the SC Health Department. Mr. Celi said that the building will be a tan color. Mr. Farrell said these details will be reviewed by the Design Review Board. Mr. Bruyn said that the attached resolutions have been prepared for the Planning Board to assume Lead Agency, to adopt a Negative Declaration for the Final Site Plan, and to hold a Public Hearing. Mr. Farrell said the Board has reviewed this document and made a motion to adopt these resolutions. Mr. Miller seconded the motion, and the resolutions were unanimously adopted.

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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. Farrell noted that Mr. Hill is also present at the meeting. Mr. Kennedy said that they have reviewed the Village Engineer’s comments, and have submitted documents in response. Mr. Ditta reviewed the revisions that were made to the site plan based on the Village Engineer and Fire Marshall’s comments. Mr. Ditta noted that the raingarden area has been removed. Mr. Gaudiello reviewed the responses from the various agencies in regard to the SEQRA Coordination. Mr. Ditta reviewed the findings of the previous use of this property as a solid waste management facility. There was discussion of DEC identified off-site spills, and Mr. Gaudiello asked for documentation of the remediations. Mr. Hill reviewed the applicants revised Traffic Impact Study. Mr. Kennedy said the applicant is willing to undertake any of the recommended onsite modifications. Mr. Gaudiello said the Suffolk County DPW is aware of the issues. Mr. Kennedy noted that they understand that each tenant will have to be approved by the Planning Board. Mr. Gaudiello said he was concerned with the height of the outdoor storage racks. There was discussion of the setback of the sign area. Next, there was a discussion of the number of tenants and minimum size of the units. Mr. Nowak discussed the LIRR area to the rear of the property. Mr. Bruyn has prepared the attached resolutions for the Board to assume Lead Agency Status, adopt a Negative Declaration, and schedule a Public Hearing. Mr. Farrell said the Board has reviewed this document and asked for a motion to adopt these resolutions. Mr. Levy seconded the motion and the resolutions were unanimously adopted.

12. The last matter to be discussed was the Declaration for Future Cross Access at 164 Jessup Avenue SCTM# 902-8-1-10.0.

Property owner Andrew Oliverio and Attorney Kittric Motz were present at the meeting. Ms. Motz said she has reviewed the proposed changes and her client is in agreement with those changes.

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

Denise Michalowski
Deputy Village Clerk

Date