

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, JUNE 21, 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 Planning Board was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).

Members present in person: Chairman Stephen Farrell, Bob Levy, Lynn Lomas, Clarke Lewis, James Miller and alternate member Richmond Gardner

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Theodore Jurgielewicz, Frank Berry, Herb Eilberg, Brian Kennedy, Amy Wright, Steve & Debra Giuffre, Steven Ditta, Keyan Cody, Judith McDermott, Alex Badalamenti, John Tintle, Kyle Allan, Tracy Pfeifer, Frank Capone, Paula Palumbo, Monica & Gordon Rafajac, Paul DiLandro

Others present by ZOOM: David Celi, Tara Allman

1. Mr. Farrell called the meeting to order and wanted to acknowledged that Mr. Gardener will be retiring from the Planning Board and thanked him for his many years of service to the Village. He next asked for a motion to approve the minutes of the May 17, 2024 meeting. Mr. Lomas made the motion, Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, July 26, 2024, at 9:30 am.

2. The first matter on the agenda was the sign permit application for **Pfeifer Plastic Surgery at 25 Montauk Highway SCTM# 902-3-2-29.2**

Mr. Farrell recused himself from this matter and left the meeting, Mr. Levy will be the acting as Chairperson on this matter.

Applicant Tracy Pfeifer and property owner Paula Palumbo were present at the meeting. Ms. Pfeifer explained that they have replaced the old sign, which had been damaged in a car accident. She noted that the dimensions of the sign are the same, except the sign is approximately a foot taller. Mr. Nowak noted that the Village Code does not address the height of signs. Ms. Palumbo said the lighting on the inside of the sign remains the same, going on from dusk to dawn. Mr. Nowak asked for more information on the brightness of the light. Mr. Gaudiello recommended 3000 lumens or less for the brightness. Mr. Nowak said the sign had been shown in this location on the site plan that was approved in 1995. Mr. Levy made a motion to approve the sign conditioned upon the brightness of the lighting being 3000 lumens or less. Mr. Lewis seconded the motion, and the motion was unanimously carried.

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- 3. The next matter on the agenda was the sign permit application for Rattlesnake Operating Corp. at 64 Old Country Road SCTM# 902-2-1-8.4.**

Seth Allan was present for the applicant. Mr. Nowak said that the existing sign which is in a stone island needs to be relocated to a conforming location of 25 feet from the property line. He added all other aspects of the sign are conforming. Mr. Farrell made a motion that the sign application is approved conditioned upon moving the new sign to at least 25 feet from the property line. Mr. Levy seconded the motion, and the motion was unanimously carried.

- 4. The next matter on the agenda was the preliminary discussion of site plan review for Quogue Hill, LLC at 6 Commercial Park Road SCTM# 902-1-1-10.2**

Applicant John Tintle was present at the meeting. Mr. Tintle said they are proposing to construct an 18,000 sq. ft. building, with a portion of the building to be used as a mechanic shop, and the remaining portion being used as classic car storage. Mr. Gaudiello said that the size of the building based on sanitary flow exceeds density, and will need Pine Barren Credits or some type of additional flow. Mr. Tintle said he has these credits. Mr. Gaudiello said that he would like something confirming that they have the right to utilize the right of way area that is owned by the owners of lots 7, 8 and 9 of this subdivision, which fronts this property. Mr. Tintle said he has received letters from these owners allowing access for utilities. There was discussion of the matter of the entire right of way being paved. Mr. Gaudiello said that the Pine Barrens Comprehensive Plan has been amended change the clearing maximum to 60%, and he will review the application and provide a memo to the Board. This matter was adjourned to the next meeting.

- 5. The next matter on the agenda was the holdover change of tenant application for Hampton Air Heating and Air Conditioning Inc. at 4 Old Depot Road SCTM# 902-1-1-10.2.**

Applicant Amy Wright and property owner Frank Berry were present at the meeting. Mr. Farrell asked what has been done to the property since the last meeting. Mr. Berry said that the garage has been demolished, and removed from the property, they have started re-installing the fence and re-vegetating. Mr. Farrell asked when they will be finished. Mr. Berry said they also have to remove the shed, and they will need about another month. Mr. Nowak requested additional information about soil conditions, a planting schedule, and additional fencing. Mr. Bruyn reminded Mr. Berry that his tenant cannot move in until the work has been completed. This matter was adjourned to the next meeting.

- 6. The next matter on the agenda was the holdover application for Montauk Highway Quogue, LLC at 45 Montauk Highway SCTM# 902-3-4-72**

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Mr. Bruyn recused himself from this matter and left the meeting. Applicant Paul DiLandro was present at the meeting. Mr. Farrell said that a vegetation and lighting plan was submitted last week, and that the ZBA has granted the requested variance for the property. Mr. Gaudiello will review the plans and prepare a memo for the Board. Mr. Farrell said there will probably be a public hearing on this matter in August for the neighbors to be able to comment. This matter was adjourned to the next meeting.

7. The next matter on the agenda was the public Hearing for Gregory and Sandra Celi Irrevocable Trust – 8 Industrial Drive SCTM# 902-1-1-21.7

Mr. Celi was present on the ZOOM call. Mr. Gaudiello explained that about a year ago the Pine Barrens Commission amended their Comprehensive Plan to require that the maximum clearing be 60% as opposed to 65%. He noted there are areas on the site plan that may have to be amended. Mr. Farrell opened the Public Hearing and asked for public comment. Monica Rafajac of 9 Deerfield East came forward and said that she was interested in seeing the vegetation plan. Mr. Bruyn said a plan needs to be submitted showing existing trees, and proposed trees to be planted. Mr. Gaudiello said that the plan should show the limits of the existing natural vegetation that will remain, the area that would be proposed be shaded and the plant material identified and quantified in accordance with the Pine Barrens Comprehensive Plan. Mr. Gaudiello said he will review any submissions and prepare a memo for the Board. As no one else came forward with questions, Mr. Farrell made a motion to close the public hearing. Mr. Levy seconded the motion and the motion was unanimously carried.

8. The last matter on the agenda today was the public hearing for 8 Midhampton Associates LLC at 8 Midhampton Avenue SCTM# 902-2-1-7.1.

Mr. Kennedy, Mr. Ditta, Mr. Cody and Mr. Badalamenti were present for the applicants. Mr. Farrell made a motion to open the Public Hearing. Mr. Kennedy reviewed the proposed project. Mr. Ditta of R & M Engineering reviewed the environmental history of the property. Mr. Gaudiello said that this plan will also need to comply to the amendment to the Pine Barrens Comprehensive Plan requiring a maximum of 60% clearing. Mr. Kennedy said they will make this change. Mr. Cody of R & M Engineering reviewed the traffic impact reports and studies that have been completed for this project. Mr. Badalamenti of bld Architects reviewed the design aspects of this project. Mr. Farrell asked for public comment. Ms. Allman of 10 Rosebud Lane was on the ZOOM call and asked how her property will be affected. Mr. Badalamenti showed a picture of the hedge that will remain, which will cover the view of the proposed buildings. The matter of overnight parking was discussed. As no one else came forward, Mr. Farrell made a motion to close the Public Hearing, Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Bruyn asked for a revised plan that complies with Pine Barren amended clearing restrictions. Mr. Gaudiello will review any submissions and prepare a memo for the Board. There was discussion of the number and uses of the future tenants.

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

Denise Michalowski
Deputy Village Clerk

Date