

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, JULY 26, 2024

Members present in person: Chairman Stephen Farrell, Bob Levy, Lynn Lomas, James Miller

Member absent: Clarke Lewis

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Frank Berry, Brian Kennedy, Herb Eilberg, Keyan Cody, Steve Ditta, Michelle Barbaretti, Nicholas Klager, Amy Wright, Kittric Motz, Alan Tragar, John Koch, Debra & Steve Giuffre

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the June 21, 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, August 16, 2024, at 9:30 am.

2. The first matter on the agenda was the change of tenant and sign application for **Alex Contemporary LLC at 44 Quogue Street SCTM# 902-7-2-33.**

No one was present at the meeting for this application. Mr. Farrell made a motion to approve the application for the change of tenant. Mr. Levy seconded the motion. The motion was unanimously carried. Mr. Farrell next made a motion to approve the sign application. Mr. Levy seconded the motion and the motion was unanimously carried.

3. The next matter on the agenda was the change of tenant application of **Klagar Industries LLC at 4 Old Country Road SCTM# 902-1-12.**

Property owners Nicholas Klager and Michelle Barbaretti were present for this application. Mr. Bruyn explained that this property does not have frontage to Old Country Road, as it is separated by a tax parcel, whose ownership and rights are unknown. Ms. Barbaretti said they have hired an attorney to try to resolve this matter. Ms. Barbaretti added that she has spoken with the Suffolk County Department of Health, who confirmed that there are no open violations on this property, and she will provide paperwork to the Board as such. Mr. Bruyn asked about an incomplete application notice from 2022. Ms. Barbaretti will inquire about this with her attorney. Mr. Bruyn said there is no record of previous site plan approval, or parking and access rights, and this also needs to be resolved before any approvals can be considered. This matter was adjourned to the next meeting.

4. The next matter on the agenda was the **Picheny Subdivision 31, 33, 35 & 37 Bay Road SCTM# 902-6-1-18.2,3,4 & 5** for a request to review and accept the Bond Continuance.

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No one was present at the meeting for this application. Mr. Farrell made a motion to accept the Bond Continuance, and to recommend to the Board of Trustees that they also approve it for another year. Mr. Levy seconded the motion, and the motion was unanimously carried.

5. The next matter on the agenda was a request from David Kepner of Sandpiper Woods SCTM# 902-3-2-31.10, 31.11 & 32 to release the performance security.

No one was present at the meeting for this application. Mr. Farrell noted that a memo from the Village Engineer has been received, which details the corrective work that needs to be completed in its entirety before the performance security can be released. Mr. Farrell adjourned this matter to the next meeting for review.

6. The next matter to be heard was Mejean at 17 Wildwood Lane and 10 Winnebogue Lane to formally approve a lot line adjustment filed in 2001, which was never closed out.

Attorney Kittric Motz was present for the applicant. She explained that this matter has been before the Planning Board in 2001, and was given conditional approval. She continued that since that time, all of the various conditions have been met, but the matter was not formally closed out. Ms. Motz said they are here to request a resolution to accept the conditions. Mr. Bruyn said that the information submitted has been reviewed, and the Village Engineer is recommending that the fire hydrant be clearly marked, and a small amount of vegetation be cut back. Mr. Farrell made a motion to adopt a resolution affirming that the conditions have been complied with, as long as the fire hydrant is clearly marked and the vegetation has been cut back. Mr. Lomas seconded the motion, and the motion was unanimously carried.

7. The next matter to be heard was the application for a lot line adjustment from John D. & Guilliana C. Koch, Andrew Lynch – 9 Penniman Point Road & Turtle Lane SCTM# 902-6-2-20, 21.

Attorney Kittric Motz and John Koch were present for the application. Mr. Bruyn said it would be helpful to have a map with three diagrams: one with existing conditions, one with what is being transferred from each property with legal descriptions, and the third diagram as the end result of the transfer. Ms. Motz reviewed the application. Ms. Motz explained that the previous owner had landscaped into Turtle Lane, which includes a stone wall. Mr. Koch said that when they bought 9 Penniman Point they realized there was a boundary line agreement that allowed for the owners of Turtle Lane to have the right to ask that the extensive landscaping be removed with 90 days notice. Mr. Koch said they obtained a right of way agreement, and the owners did agree that the strip of land could be formally transferred to him. Mr. Farrell thought this could be resolved easily with an easement, and said that this road is an access to a small marina. Mr. Koch said this would have no impact on the rights of access, and they have been granted

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approval from those who have the rights. Mr. Bruyn asked if ownership and rights of access information could be submitted in writing to the Board. He also asked if the right of way agreement could also be submitted. Mr. Bruyn also said that since the size of lot is being diminished, it could possibly need a variance. This matter was adjourned to the next meeting.

8. The next matter to be heard was the application of Trager/Trager/Rosenberg/Lattman – 2, 25& 27 Meadow Lane, Private Road SCTM# 902-7-1-7.13/902-11-1-2.4/902-11-1-5.1/902-7-1-9

Attorney Kittric Motz was present for the applicant. Ms. Motz reviewed the application, and explained that both 2 and 27 Meadow Lane are sub-sized lots. She continued that this lot line modification would split 25 Meadow into two pieces and then merge it, along with another strip of land, into 2 and 27 Meadow Lanes. These lots would then be conforming. Mr. Bruyn asked for documentation of who had rights to the right of way on the west to be submitted to the Board. Ms. Motz said she will provide this information. Mr. Gaudiello said that items listed on the map that are not pertinent should be removed. This matter was adjourned to the next meeting.

9. The next matter to be heard was the application for a lot line adjustment from 2 Seascape LLC & 4 Seascape LLC – 2 & 4 Seascape Lane SCTM# 902-7-1-7.5 & 7

Attorney Kittric Motz was present for the applicant. Ms. Motz explained that this is a reconfiguration of the lots in order to maximize the views and area of the lots. Mr. Bruyn asked for a copy of the underlying subdivision map to be submitted. He also asked for the covenants to be reviewed to see if anything needs to be amended. There was discussion of access and common driveways. The next discussion was the issue of the existing dock, which is to be removed, and the new dock that is proposed to be constructed. Mr. Bruyn noted that a DEC permit would be required to reconfigure the lot lines. He further noted that the three diagram map previously discussed would be helpful on this matter as well. The matter of utility easements was also discussed. This application was adjourned to the next meeting.

10. 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.

Frank Berry and Amy Wright were present for the application. Mr. Farrell said he has seen the pictures that have been submitted. Mr. Nowak said he has been to the site, and is requesting that a new as built survey be completed and submitted once the work is complete. Mr. Bruyn agreed that this would be necessary to see that they are in conformance with the previously approved site plan. This matter was adjourned until the next meeting.

11. 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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No one was present at the meeting for the application. Mr. Gaudiello reviewed the progress of this application. He noted that a memo with his comments was issued on July 11, 2024. Mr. Gaudiello discussed the requirements for the 25 foot transitional set back yard at the rear of the property that abuts residentially zoned parcels. The possibility of moving the door that has a landing in the transitional area was also discussed. Mr. Gaudiello added that a permit from SCDPW will be required for the road access area. The matter was adjourned to the August meeting.

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

Brian Kennedy, Steve Ditta, Keyan Cody and Herb Eilberg were present at the meeting on behalf of the applicant. Mr. Farrell said that there is an addition to the memo that was issued by the Village Engineer. Mr. Gaudiello said that in addition to the memo items, he would like the applicant to show the measures they will take to assure that the areas of revegetation will be kept in a natural state. Mr. Gaudiello said that he and Mr. Bruyn will compile the conditions for the conditional site plan approval. This matter was adjourned to the next meeting.


13. The next matter to be heard was the holdover site plan review of Quogue Hill, LLC – 6 Commercial Park Road SCTM# 902-2-1-52

No one was present at the meeting for this application, and no additional information has been received. Mr. Farrell adjourned this matter to the next meeting.

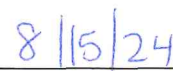
14. The last matter on the agenda was the public Hearing for Gregory and Sandra Celi Irrevocable Trust – 8 Industrial Drive SCTM# 902-1-1-21.7

This matter was adjourned to the next meeting at the request of the applicant.

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



Denise Michalowski
Deputy Village Clerk



Date