

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, AUGUST 16, 2024

Members present: Chairman Stephen Farrell, Clarke Lewis, Bob Levy, Lynn Lomas, James Miller

Others present: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Brian Kennedy, Herb Eilberg, Steve Ditta, Kittric Motz, Alan Trager, Debra & Steve Giuffre, John Tintle, Kevin Leahy

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the July 26, 2024 meeting. Mr. Levy made the motion, Mr. Lewis seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, September 13, 2024, at 9:30 am.

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

No one was present at the meeting for the application. Mr. Gaudiello reviewed his memo which detailed the updated bond estimate for the corrective work. Mr. Farrell made a motion to approve the recommendation of the memo, conditioned upon the corresponding Engineering Invoices being paid by the applicant. Mr. Levy seconded the motion, and the motion was unanimously carried.

3. 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**

Applicant John Tintle was present at the meeting. He said he had read the memo issued by the Village Engineer, and that he will prepare and submit the items listed. Mr. Bruyn said that the use needs to be clarified, as the proposed use of a Service Commercial Mechanic Shop and Auto Storage is not a listed use in the Village Code. He added that this would have to be considered by the Building Inspector to determine if this is a non-nuisance industry, and then be submitted to the Board of Trustees for Special Exception approval. Mr. Gaudiello added that he would like information submitted regarding any proposed fuel storage on the property, including waste oil. This matter was adjourned to the next meeting.

4. 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 and applicant Alan Trager were present at the meeting. Ms. Motz submitted and reviewed the three updated maps that had been requested at the last meeting. Ms.

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, AUGUST 16, 2024

Motz discussed the Special Search Title Report for the Aesop's Neck Lane Right of Way. She said that the search determined that the only person who currently has rights is Mr. Trager. Ms. Motz said she will research how far down the public dedication of Aesop's Neck Lane goes. Ms. Motz said she will submit revised maps for Mr. Gaudiello to review. This matter was adjourned to the next meeting.

5. 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 submitted and reviewed an updated map for discussion. Ms. Motz said that a DEC permit has been obtained and she will submit a copy. Mr. Bruyn asked if the Southampton Town Trustees have been consulted about the proposed dock. Ms. Motz said she will find out the status of this. Ms. Motz said a driveway and utility easement will have to be created on the west side. Mr. Bruyn said to check on the water service location, and to consult with the neighbors whose property will be affected by the extended driveway. Ms. Motz said she will submit revised a revised map for Mr. Gaudiello to review. This matter was adjourned to the next meeting.

6. 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, Herb Eilberg, Steve Ditta and Kevin Leahy were present at the meeting on behalf of the applicant. Mr. Farrell said that a memo from the Village Engineer has been received, and a Proposed Resolution has been drafted, and reviewed by the Board. Mr. Bruyn reviewed conditions of the Proposed Resolution. He asked if the applicant is considering phasing the project. Mr. Kennedy said they are not planning on phasing at this time. Mr. Bruyn said that the Board has commented on the safety of the Midhampton Ave and Old Country Road intersection, and would like to discuss conditioning the improvements being made before the Building Permit could be issued and construction started. Mr. Kennedy said that this condition would substantially delay this project, as in his experience, the Suffolk County DPW permits for this usually take a long time to process. Mr. Kennedy said that the permit will be applied for immediately and diligently, but he is not sure that the permit can be issued and the work completed in the next six months. Adding a date of March 31, 2025 to the condition of completing the improvements, and allowing for the applicant to extend this date if necessary was discussed. The issue of closing out the SWPPP was also discussed. Mr. Bruyn said that the Board had raised the issue of prohibiting fuel storage on the property, and would like some additional language added to the Resolution. Mr. Kennedy said that he is agreement with the revisions to the Proposed Resolutions. Mr. Farrell made a motion to adopt the Proposed Resolutions as amended. The Final Resolutions are attached. Mr. Lewis seconded the motion. The motion was unanimously carried.

7. 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.

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, AUGUST 16, 2024

This matter has been adjourned at the request of the applicant as they need more time to obtain an as built survey.

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

This matter has been adjourned at the request of the applicant.

9. 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 has been adjourned at the request of the applicant.

10. 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.**

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

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

Attorney Kittric Motz has requested that this matter be withdrawn. Mr. Farrell made a motion to recognize the withdrawal of the application. Mr. Levy seconded the motion, and the motion was unanimously carried.

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

Denise Michalowski
Deputy Village Clerk

Date