

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, October 18, 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 Zoning Board of Appeals 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

Members Absent: James Miller, Clarke Lewis

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Design Review Board Member Sally Booth, Deputy Village Clerk Denise Michalowski, Gerhart & Patricia Ponto, Stephen Langiulli, Amy Wright, Frank Berry, Kittric Motz, Jackie Fox, Courtney Hall, Deborah Grillo, Rob Canberg, Steve Giuffre, David Celi

Others Present by ZOOM: Paul DiLandro, Brittany McCabe, Frank Capone, Carolina Capone

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the September 13, 2024 meeting. Mr. Levy made the motion, Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, November 8, 2024, at 9:30 am.

2. Mr. Farrell said the Board has reviewed the written resolutions for 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.**

Mr. Farrell noted that the Board has found these resolutions to be satisfactory and made a motion to both approve and to include the written resolutions with both the September 13, 2024 and the October 18, 2024 minutes. Mr. Levy seconded the motion and the motion was unanimously carried.

3. Mr. Farrell said the Board has reviewed the written resolutions for the application of: **2 Seascape LLC & 4 Seascape LLC – 2 & 4 Seascape Lane SCTM# 902-7-1-7.5 & 7.**

Mr. Farrell noted that the Board has found these resolutions to be satisfactory and made a motion to both approve and to include the written resolutions with both the September 13, 2024 and the October 18, 2024 minutes. Mr. Lomas seconded the motion and the motion was unanimously carried.

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4. Nest Seekers International – 4/6 Midland St. SCTM# 902-8-1-5.1

Applicants Deborah Grillo and Robert Canberg were present at the meeting for this sign permit application. Sally Booth, Design Review Board Member, asked if the awning is being replaced in kind, and inquired about the lit signs in the front window. Mr. Canberg said the awning is being replaced in kind, and that there will be no more lighting in the window. He said they had put the lighting in because the window was tinted, but has since spoken with Code Enforcement Officer Christopher Osborne, and the lighting has been removed. Ms. Michalowski said that William Nowak had asked if the awning was backlit, or lit from above, and if it is opaque. Ms. Grillo said that the awning is solid, and does not have any lighting. Mr. Farrell made a motion to approve the sign application. Mr. Levy seconded the motion, and the motion was unanimously carried.

5. The next matter on the agenda was the change of tenant request from Inique, Inc. at 62 Old Country Road SCTM# 902-2-1-8.3.

Applicant Stephen Langiulli and property owner Gerhart Ponto were present for the application. Mr. Farrell asked if there would be any point of sale at this location. Mr. Langiulli said this location will be used only as a warehouse, and will not have point of sale operations. He added they sell spare parts for industrial laundry and cleaning equipment and will also provide telephone support. Mr. Langiulli said the parts are stored on site, and then shipped out. Mr. Farrell made a motion to approve this change of tenant request. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Langiulli was directed to apply to the Building Department for a Certificate of Compliance.

6. The next matter on the agenda was the request from Sandpiper Woods Subdivision SCTM# 902-3-2-31.10,11 & 32 to release the remaining performance bond security.

Mr. Farrell noted that a memo has been issued by the Village Engineer, saying that he has conducted an inspection, and is recommending that the remaining performance bond security be released, conditioned upon the payment of the corresponding Engineer invoices. Mr. Farrell made a motion to recommend to the Board of Trustees to release the remaining bond upon payment of the invoices, and Mr. Lomas 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.

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Applicant Amy Wright and property owner Frank Berry were present at the meeting. Mr. Farrell said that the Building Inspector has reviewed the as built survey that was submitted, and has advised the Board that the revegetation and installed fencing are satisfactory, and that there are no known outstanding issues. Mr. Farrell noted that if any changes are to be made on this site, they must first be approved, and that a Certificate of Compliance should now be applied for at the Building Department. Ms. Wright asked if the Board could review the sign permit request that had been submitted. Mr. Farrell made a motion to approve the tenant change, and to approve the sign request conditionally, upon final approval by the Building Inspector. Mr. Levy seconded the motion and the motion was conditionally approved.

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

Mr. Farrell noted that the applicant has submitted a request for this matter to be adjourned to the next meeting.

9. The next matter to be discussed was the holdover site plan review application from **Quogue Hill, LLC at 6 Commercial Park Road SCTM# 902-2-1-52.**

No one was present at the meeting for this application. Mr. Farrell noted that a Site Plan Memo has been issued from the Village Engineer and a copy has been sent to the applicant. This matter was adjourned to the next meeting.

10. The next matter to be discussed was the holdover site plan review from **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. Gaudiello reviewed the Site Plan Memo that was issued. Mr. Gaudiello said that to date a SEQRA determination of a Negative Declaration has been issued, and a Public Hearing was held. He added that updated engineering site plan drawings and a planting plan have been submitted. Mr. Gaudiello said that a delineation as far as what the total limits of disturbance is being requested, with respect to determining if a SWPPP should be required. He added that the SWPPP would be a prerequisite to a Building Permit being issued. Mr. Gaudiello discussed the planting plans, and asked for additional information on the planting details. Next, Mr. Gaudiello spoke of the clearing restrictions, and revegetation plans. The matter of fencing around the scenic easement, and how this easement area may not be disturbed, even during construction, was discussed. Suffolk County Department of Health approval was discussed next. Mr. Gaudiello said that the Fire Marshall should provide his comments at this point. This matter was adjourned to the next meeting.

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11. The last matter to be discussed was the holdover site plan review application of 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.

Applicant Paul DiLandro was present on the ZOOM call for this application. Neighbor Frank Capone was also on the ZOOM call. Mr. Gaudiello reviewed that members of the Board have visited the site in order to view the transitional yard area in back of the property. He noted that updated drawings, landscape and lighting plans, and photographs of the existing vegetation conditions have been submitted and reviewed. Mr. Gaudiello said that at this point he finds the application to be complete, and has issued a Site Plan Memo. He said the next steps are to make a SEQRA Determination and schedule a Public Hearing. There was discussion regarding the vegetation that exists in the transitional yard, and the proposed clearing and revegetation plan. The matter of having some of the lighting on photo cells, as this property backs up to a residential area, was discussed. The issue of increasing the fence height from six to eight feet was also discussed. Mr. Farrell made a motion to adopt the written resolution to make a Negative Declaration for SEQRA purposes. Mr. Levy seconded the motion and the motion was unanimously carried. Mr. Farrell next made a motion to adopt the written resolution to schedule a Public Hearing on this matter for November 8, 2024 at 9:30am. Mr. Levy seconded this motion, and the motion was unanimously carried. Mr. Farrell noted that a letter from Mr. Capone has been received by the Board. Ms. Michalowski noted that representatives for the new owners at 47 Montauk Highway were also present at the meeting. Mr. Farrell asked that any additional comments or questions be put in writing to be discussed at the Public Hearing.

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

Denise Michalowski
Deputy Village Clerk

Date