

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC HEARING  
FRIDAY, NOVEMBER 8, 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, Lynn Lomas, James Miller

**Members Absent:** Robert Levy, Clarke Lewis

**Others present in person:** Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Design Review Board Members Judith McDermott & Sally Booth, Deputy Village Clerk Denise Michalowski, Jackie Fox, Paul DiLandro, Theodore Jurgielewicz, William D’Agata

**Others Present by ZOOM:** Frank Capone

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the October 18, 2024 meeting. Mr. Miller made the motion, Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next two meetings to Friday, December 13, 2024, and Friday, January 10, 2025, both will be held at 9:30 am.

2. The first matter to be discussed was the change of tenant request of **William D’Agata Design & Build at 66 Old Country Road SCTM#902-2-1-8.5.**

Property owner Theodore Jurgielewicz and applicant William D’Agata were present at the meeting. Mr. D’Agata said that proposed is a design business with two employees. Mr. Nowak said he has reviewed this application and issued a referral to the Board in favor of approval. Mr. Farrell made a motion to approve the change of tenant request. Mr. Lomas seconded the motion, and it was unanimously carried.

3. The next matter to be heard was **APRE Howell LLC Subdivision – 3 Howell Lane SCTM# 902-11-2-13.1.** Attorney Robert Kelly has submitted a written request for a 90 day extension of the final conditional approval, as they are still waiting for the Suffolk County Department of Heath to sign the final mylars. Mr. Farrell made a motion to grant the 90 day extension, and Mr. Lomas seconded the motion. The motion was unanimously carried.

4. The next matter on the agenda today was the holdover change of tenant for **Klager Industries LLC at 4 Old Country Road SCTM# 902-1-1-2.**

Mr. Farrell noted that the applicant has requested an adjournment until the next meeting. He made a motion to grant the adjournment, and Mr. Miller seconded the motion. The motion was unanimously carried.

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**5. 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.**

Mr. Farrell noted that the applicant has requested an adjournment until the next meeting. He made a motion to grant the adjournment, and Mr. Lomas seconded the motion. The motion was unanimously carried.

**6. 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.**

Mr. Farrell noted that the applicant has requested an adjournment until the next meeting. He made a motion to grant the adjournment, and Mr. Miller seconded the motion. The motion was unanimously carried.

**7. The last matter on the agenda was the Public Hearing of Montauk Highway Quogue, LLC at 45 Montauk Highway SCTM# 902-3-4-72.**

Mr. Bruyn recused himself on this matter, and left the meeting. Applicant Paul DiLandro was present at the meeting. Mr. Farrell said that written comments have been received from neighbor Frank Capone of 4 Scrub Oak Rd, and from Jackie Fox, who is representing the current owners (1887, LLC) of 47 Montauk Highway. Mr. Capone was on the ZOOM meeting, and Jackie Fox was present at the meeting. Mr. Farrell made a motion to open the Public Hearing, Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. DiLandro reviewed the project, and noted that a lighting plan had been submitted prior to the last meeting, and a revised landscaping plan has been recently submitted. Mr. Farrell asked if anyone from the public would like to add any additional comments. Mr. Capone said that he has reviewed the new landscaping plan, and he finds it acceptable. He said that he has met with Mr. DiLandro at the site and asked if possible to try to save a tree that was right on the property line, and to add an additional tree near the handicap parking space by the back building. There was discussion of an eight foot solid fence, as opposed to the proposed six foot solid fence. Mr. Nowak noted that any fencing above four feet and less than 40% open space will require variance relief from the Zoning Board of Appeals. There was discussion if the fence approval could have been included in the prior variance for a side yard setback that was granted from the ZBA on May 29, 2024. Ms. Fox said that the owners of 1887, LLC are requesting that a solid eight foot fence be installed, and the height of the light posts be decreased to nine feet from the ground. Mr. DiLandro agreed to the overall height of the light posts of nine feet. Next, the timing of the lighting was discussed. Mr. DiLandro said they are not planning on having a commercial dumpster, they are going to have an area where the tenants can keep their individual garbage containers. Mr. Gaudiello noted that there is a 6 x 9 concrete screened slab for trash disposal on the plans. Mr. DiLandro said that area will be for the individual containers. The matter of installing a six foot solid fence as opposed to an eight foot solid fence was discussed again. Mr. Gaudiello noted that the recently

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planted evergreens on 47 Montauk Highway along the property line will probably have to be moved or cut back once the fencing is installed. Mr. DiLandro said that an eight foot fence is going to be much more expensive than a six foot fence. He was also concerned that this is a substantial variance request for the ZBA to grant, as it is double the allowable height, as well as 40% open. He asked if there was any precedent of an eight foot fence being required by the Planning Board. Mr. Nowak said that the only eight foot fences he remembers the ZBA granting are the properties along the Long Island Rail Road tracks. The color of the proposed fence was discussed next. Mr. Farrell asked that Ms. Fox consult with the owners of 47 Montauk Highway regarding the issues of the height of the fence that were discussed today. Mr. Farrell said that the matter of the fence being included in the recent variance needs to be clarified, and if it is not included, relief should be applied for from the ZBA. Mr. Farrell made a motion to close the Public Hearing portion of this meeting, except for further written comments. Mr. Lomas seconded the motion, and the motion was unanimously carried.

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

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Denise Michalowski  
Deputy Village Clerk

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Date