

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, DECEMBER 13, 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, Clarke Lewis, James Miller, Alternate member Maya Ryvicker

Members present by ZOOM: Robert Levy

Others present in person: Village Building Inspector William Nowak, Village Engineer Vincent Gaudiello, Design Review Board Members Judith McDermott & Sally Booth, Deputy Village Clerk Denise Michalowski, Jackie Fox, Paul DiLandro

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the November 8, 2024 meeting. Mr. Miller 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, January 24, 2025 at 9:30 am.

2. The first matter on the agenda for today was the sign permit application from **DH Technology Contractor at 66 Old Country Road SCTM# 902-2-1-8.5.**

Mr. Nowak confirmed that the proposed signage meets the Village code requirements, and is a direct replacement in regard to the size. Mr. Farrell made a motion to approve the requested signage. Mr. Miller seconded the motion, and the motion was unanimously carried.

3. 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. Lomas seconded the motion. The motion was unanimously carried.

4. 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. Miller seconded the motion. The motion was unanimously carried.

5. 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.**

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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 last matter on the agenda was the holdover site plan review application of Montauk Highway Quogue, LLC at 45 Montauk Highway SCTM# 902-3-4-72.

Applicant Paul DiLandro was present at the meeting. The height of the light posts was discussed. Mr. Farrell noted that approval from the Suffolk County Department of Health and Suffolk County Department of Public Works is still needed. Mr. Farrell next discussed the condition of a submission of a Declaration of Covenants and Restrictions for Future Cross Access for coordination of vehicular access with the adjoining properties to the east and west. Mr. Farrell said a Proposed Resolution for Final Conditional Site Plan Approval has been drafted and has been reviewed by the Board. He asked for a motion to adopt the written Resolution, which is attached to these minutes. Mr. Lomas seconded the motion and the motion was unanimously carried.

7. Mr. Farrell introduced and welcomed Maya Ryvicker as new alternate member of the Planning Board, replacing Mr. Gardener, who stepped down from the Board in June.

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

Denise Michalowski
Deputy Village Clerk

Date