

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, FEBRUARY 21, 2025

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, James Miller, Maya Ryvicker

Members present by ZOOM: Robert Levy

Members absent: Clarke Lewis, Lynn Lomas

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski

Others present by ZOOM: David Celi

1. Mr. Farrell called the meeting to order and noted that Maya Ryvicker (alternate member) will be designated as a voting member at this meeting in Clarke Lewis's absence. He then asked for a motion to approve the minutes of the December 13, 2024 meeting (the January meeting was cancelled). Mr. Miller made the motion, Ms. Ryvicker seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday March 14, 2025 at 9:30 am.

2. The first matter on the agenda was the application of **APRE Howell, LLC Subdivision at 3 Howell Lane SCTM# 902-11-2-13.1** for a request for a second 90 day extension of the conditional approval that was originally granted on May 17, 2024 and extended in November 2024. This request was received on January 22, 2025, but the January 24, 2025 Planning Board meeting had been cancelled. The reason for this extension request is that the applicant is waiting for the Suffolk County Department of Health to sign the submitted maps. Mr. Farrell made the motion to grant the 90 day approval retroactively, and Mr. Miller seconded the motion. The motion was unanimously carried.

3. The next matter on the agenda was the change of tenant application for **Studio 7 Pilates, LLC at 164 Jessup Avenue SCTM# 902-8-1-10.**

Mr. Farrell noted that this applicant has since withdrawn this application.

4. The next matter on the agenda was the change of tenant application for **All Seasons Masonry Corp at 136 Jessup Avenue SCTM# 902-2-1-8.1.**

Mr. Farrell explained that this application has been deemed incomplete by the Village Building Inspector, so no action will be taken at this time.

5. 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.**

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Mr. Farrell said that this matter will be taken off the agenda and the applicant can refile when they are ready to be heard, and they will not have to pay an additional application fee.

6. 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 said that this matter will also be taken off the agenda and the applicant can refile when they are ready to be heard, and they will not have to pay an additional application fee.

7. 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. Celi was present on the ZOOM call. Mr. Gaudiello reviewed the memo that was issued regarding this application. He said that the application is very close to conditional final approval. Mr. Gaudiello said there is one additional lighting pole on the lighting plan as compared to the civil drawings, and this will need to be corrected. He added that the mounting heights of the exterior lighting fixtures will need to be provided as a note on the drawing. Mr. Gaudiello said there is a minor typo on the sanitary design that will also need to be corrected. Mr. Gaudiello further added that the planting and exterior lighting plans should be numbered, titled and dated, so they can be properly referenced in the resolution. The matter of the mezzanine area that overlooks the playing field was discussed next. Mr. Gaudiello noted that the Village has recently changed the Code regarding mezzanine and fixed seating, and the applicant should clarify the use of the mezzanine area. Mr. Gaudiello also referenced sheet E25 and said that the overall dimension of the building should be shown, as well as the colors and materials proposed. The planting plan, location and type of native trees were discussed next. Mr. Gaudiello said the Village Fire Marshall and Design Review Board should review and comment on this application. Mr. Celi said the mezzanine will not have fixed seating and will be primarily used for storage. Mr. Bruyn said this information should be clarified on the plans for the Village and for the Suffolk County Department of Health. This matter was adjourned to the next meeting.

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

Denise Michalowski
Deputy Village Clerk

Date