

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, MARCH 14, 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, Lynn Lomas, James Miller, Alternate Member Maya Ryvicker

Members present by ZOOM: Robert Levy

Members absent: Clarke Lewis

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, David Celi, Brian Kennedy, Steven Ditta

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 February 21, 2025 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 meeting to Friday April 11, 2025 at 9:30 am.

2. The first matter to be heard was the application of **8 Midhampton Owner LLC at 8 Midhampton Ave SCTM# 902-2-1-7.1** for a two lot subdivision of site plan which was previously approved by the Planning Board on August 16, 2024.

Brian Kennedy and Steven Ditta were present at the meeting for the applicant. Mr. Kennedy explained that site plan approval was granted in August of 2024, and the applicant is now seeking approval for the subdivision that had been contemplated at the start of this project, and initially discussed with the Building Department. He added that there are no modifications to the site plan that was approved. Mr. Ditta displayed a copy of the proposed subdivision. Mr. Ditta said that the subdivision consists of separating the two primary uses: the self-storage building and the warehouse buildings onto their own lots, so that they are self sufficient with their own access and utilities. He added that in terms of the Suffolk County Department of Health, the density of the overall site is compliant, and there is a proposed transfer of 1,000 gallons a day from Lot 1 (Self Storage), to Lot 2, as self-storage is a historically low flow use. Mr. Ditta said this will be done through a covenant of the subdivision. Mr. Farrell asked if there are plans to transfer ownership. Mr. Kennedy said there are no plans currently to sell the property. Mr. Farrell asked if this will conform to the requirements of the Central Pine Barrens Comprehensive Land Use Plan in that a minimum of 40% of the total lot area will be in natural vegetation. Mr. Kennedy said that the site plan that had gotten approved is in conformance with the 40% natural state condition. He continued that there will be a covenant that the overall clearing meets the code, as one lot would be over cleared and the other would be under cleared. Mr. Kennedy said they have to do the division this way so that they don't run into parking

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deficiencies that would then need Zoning relief. The matter of the sanitary flow was discussed next. Mr. Gaudiello asked that the Village be provided with a copy of the Site Plan approved by the Suffolk County Department of Health when received. Mr. Bruyn suggested that Mr. Gaudiello review the submission and prepare a formal memo for the next meeting. This matter was adjourned to the next meeting.

3. 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.

Dave Celi was present at the meeting. Mr. Gaudiello said that the document that were resubmitted satisfactorily addressed the comments from his February memo. Mr. Gaudiello reviewed the comments from his memo of March 13, 2025 recommending final conditional approval. Mr. Bruyn reviewed the comments and conditions of the proposed resolution that has been reviewed by the Planning Board members. Mr. Farrell asked Mr. Celi if he had any questions, and he answered that he did not. Mr. Farrell then made a motion to adopt the attached written resolution, and Mr. Miller seconded the motion. The motion was unanimously carried.

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

Denise Michalowski
Deputy Village Clerk

Date