

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, MAY 16, 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 Planning Board 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, Robert Levy, Lynn Lomas, Clarke Lewis, James Miller, Alternate Maya Ryvicker

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Deputy Village Clerk Denise Michalowski, Design Review Board Chairperson Judith McDermott, David Celi, Brian Kennedy, James Hulme, Herb Eilberg, Gerhart & Patricia Ponto, Kittric Motz, Steven Ditta, Paul Sigismondi, Kevin Leahy

Others present by ZOOM: Village Building Inspector William Nowak

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the April 11, 2025 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, June 20, 2025 at 9:30 am.

2. The first matter on the agenda was the applications of **164 Jessup Avenue, LLC at 164 Jessup Avenue SCTM# 902-8-1-10** for two change of tenants **Studio 7 Pilates, LLC and Level 10 Partners, LLC**. They also have applied for two sign permits.

Applicant Andrew Oliverio was present for this application. Mr. Oliverio explained that one of the proposed tenants, Level 10 Partners, LLC, is a business consultant. Mr. Oliverio said that the Pilates Studio will occupy the entire second floor of the North Building, and will have nine Pilates machines. He added that this space was originally approved for office space, but they are reconfiguring the uses within the allowable total septic flow limits and have filed the plans with the Suffolk County Health Department. Mr. Bruyn asked that a copy of these plans be submitted to the Village. Mr. Gaudiello said this application is in essence a Site Plan Modification request, to modify the use from what was previously approved. Mr. Gaudiello said the parking requirements for the proposed uses would be the same as what was previously approved. Mr. Oliverio inquired if he receives final approval from the Suffolk County Department of Health and the Certificate of Occupancy is issued, would the tenants be allowed to move in, as opposed to having to come back to the Planning Board. Mr. Farrell made a motion to approve a resolution granting a Conditional Site Plan Modification, as attached to these minutes. Mr. Levy seconded the motion and the motion was unanimously approved. Mr. Farrell said that each tenant will need to submit an individual application for their own sign. The issue of the existing CMT sign was also discussed.

3. The next matter on the agenda was the holdover Site Plan review for **60 Old Country Road, LLC at 60 Old Country Road SCTM# 902-2-1-8.2**.

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Attorney James Hulme and Engineer Paul Sigismondi were present at the meeting, as well as the applicant Gerhart Ponto. Mr. Hulme reviewed the progress of the application to date, and submitted a proposed Site Plan to the Board. He explained that this Site Plan proposes to return the property's vegetated percentage to the same 35% as what was approved in 1994. Parking and drainage on the property were also discussed. Mr. Hulme said he will submit a copy of the Site Plan that was approved in 2000. Mr. Bruyn said he will research if the property has to be revegetated to the currently required 40%, as opposed to the previously approved 35%. Mr. Gaudiello asked that a copy of the map that the site plan drawings are based on be submitted to the Board. This matter was adjourned to the next meeting.

4. The next matter to be heard was the holdover two lot subdivision application from 8 Midhampton Owner, LLC at 8 Midhampton Avenue SCTM# 902-2-1-7.1

Brian Kennedy was present at the meeting. Mr. Kennedy said they have revised their plans to comply with the Pine Barren Commission 40% vegetation requirement, and all other elements. Mr. Kennedy said they have also made an application to the Suffolk County Department of Health. Mr. Gaudiello said a copy of the Covenants and Restrictions from the SCDH will need to be submitted to the Board once received. Mr. Farrell made a motion to adopt a resolution for Minor Subdivision Sketch Plan approval, as attached to these minutes, Mr. Lomas seconded the motion. The motion was unanimously approved. Mr. Farrell then made a motion to adopt a resolution to make a Negative SEQRA Determination, as attached to these minutes. Mr. Levey seconded the motion and the motion was unanimously approved. Mr. Kennedy asked Mr. Nowak if he could issue the demolition permit. Mr. Leahy, principal for the project, said that the Suffolk County Department of Public Works is waiting for the 239F permit to be issued by the Village. Mr. Nowak said he will issue both the demo permit and the 239F permit.

5. The last matter to be heard was the subdivision application from David & Katherine Celi at 57 Montauk Highway SCTM# 902-3-4-65.5.

David Celi was present at the meeting. Mr. Farrell noted that there is a Suffolk County Department of Health restriction on any further subdivision for this property. Mr. Celi said that he consulted with a planner, and he found out that this restriction can be rescinded by the Suffolk County Department of Health with the Village Planning Board's permission. Mr. Celi reviewed the recently amended three lot subdivision map. Mr. Gaudiello asked that a corrected Sketch Plan map with the flag lot information in compliance, signed and sealed by the surveyor, be submitted to the Board for review and comments. The common driveway and utility easement locations were discussed. This matter was adjourned to the next meeting.

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

Denise Michalowski
Deputy Village Clerk

Date