

QUOGUE PLANNING BOARD
MINUTES OF REGULAR MEETING
HELD SATURDAY, SEPTEMBER 8, 2018, 4:00 pm
AT THE VILLAGE OFFICE BUILDING

A regular meeting of the Planning Board of the Village of Quogue was held on September 8, 2018, at 4:00 pm at the Village Office Building.

The following members of the Board were present: Stephen Farrell, Chairman, Paul Mejean, Clarke Lewis, Willard Berrien (alternate member), and Dick Gardner (alternate member). A quorum (3) was present. All votes were unanimous unless otherwise noted.

Members not present: William McChesney and David Genser.

Also present were:

John Allan and his agent, Sandy Carbone
Christopher Geiger, of Ocean Air Services
Robert Sullivan, developer
Marietta Seaman

1. August Minutes. On motion by the Chair, it was VOTED to approve the minutes of the August meeting as submitted by email of August 28, 2018 on behalf of Secretary David Genser.
2. Change of Tenant, Ocean Air Services. Mr. Geiger of Ocean Air Services, presented his Change of Tenant form, dated 9/4/18. Ocean Air provides HVAC services. They will occupy suites 4 and 6 at 1 Midhampton Road. They presently have five employees engaged in HVAC system repairs and maintenance. There will be no hot work or welding at the site. About half the space will be used for storage of parts and equipment. On motion by the Chair, it was VOTED to approve the Change of Tenant.

Mr. Geiger mentioned that he plans to have a sign. He was reminded that Planning Board approval of any sign would be required.

3. Emergency Access to Quahog Lane. Marietta Seaman referred to her letter of August 23 and inquired about progress on the question of emergency access to the houses on Quahog Lane. Chairman Farrell responded that consideration is being given, as previously suggested, to provision of access from Lamb Avenue through an existing cemetery road and a new link to Quahog Lane, as illustrated in a sketch dated 9/7/18 received from David Kepner. The proposal is understood to be under review by the Fire Department. Mrs. Seaman asked what the road surface would be and counseled that it would be good to have the link in service before the winter weather made road building difficult. Chairman Farrell noted that no actual work would be undertaken except in accordance with an approved site plan.
4. John Allan application for subdivision (Sketch Plan dated 11/8/17).
 - a. Sandy Carbone reported that they are still awaiting response from the Health Department.

- b. In response to a question, Mr. Allan said that efforts to remove deed restrictions against subdivision are continuing.
5. Development of Commercial Property at 26 Montauk Highway. Robert Sullivan distributed an undated and not-to-scale sketch and an explanatory memorandum dated September 6. He prefaced his discussion by saying that the intent was only to secure a preliminary reaction. Chairman Farrell noted that he had previously told Mr. Sullivan that we would treat his presentation as informational, and would not express any views about his plans. Mr. Sullivan noted that the lot is in the B2 business district, and said the two story main building would provide office space for business, professional, and retail tenants, all per paragraph 196-14B of the Village Code. There would also be a two-story building with four indoor parking spaces to accommodate tenants who wanted integral parking. It was clear that parking would be an issue, and requirements may depend somewhat on the expected types of tenants. There would be no parking on the highway. He asked four specific questions:
- a. Will the board have concerns with the proposed uses?
 - b. Is there a limit on the number of tenants? (This is really a question for the zoning board.)
 - c. He expects to use some Pine Barrens credits from other municipalities against expected water usage; will the Village object to such use? (The Board will need to research this question.)
 - d. He noted that in addition to the adjacent A3 residential zone to the west and south, the eastern boundary of the lot abuts an existing residence in the B2 Business zone. Will a vegetative barrier be required on this boundary, and if so, what would be the requirements? (The Board will consider this.)
6. Picheny Six Lot Subdivision. The Picheny family was not represented and the final plat has not yet been presented for signature. 28 days of the 90 day extension granted at the August meeting have now passed.
7. Adjournment. The meeting was adjourned at 5 pm.
8. Next meeting: October 13, 2018.

Respectfully submitted,



R. Gardner, Acting Secretary