

QUOGUE PLANNING BOARD
MINUTES OF REGULAR MEETING
SATURDAY, APRIL 13, 2019, 4:00 PM
AT THE VILLAGE OFFICE BUILDING

A regular meeting of the Planning Board of the Village of Quogue was held at the Village Office Building, April 13, 2019, with call to order at 4 pm.

Members present: Chairman Stephen Farrell, Members Paul Mejean, Bill McChesney, Lynn Lomas
Members absent: Clarke Lewis
Alternate Members present: Dick Gardner
Alternate Members absent: Bill Berrien

A quorum (3) was present. The meeting was conducted in accordance with an agenda, copy attached. All votes were unanimous unless otherwise noted. Per request of the chair, Dick acted as Secretary.

Others present:

Mrs. Marietta Seaman (Item 2)
Nicholas Giuffre, for TKF Excavating (Item 3)
Thomas K. Freund, for TKF Excavating (Item 3)
Theodore Jurgielwicz, Jantim (Item 4)
Cheryl Cameron, Weinstein & Holtzman (Item 4)
Randy Cardo (item 5)

1. March Minutes. On motion by Paul Mejean, it was VOTED to approve the minutes of the March meeting as distributed by Dick's email of April 11.

2. Quahog Lane Access via Quogue Cemetery

Mrs. Marietta Seaman inquired as to the status of the updated site plan. She was informed that it had not yet been received.

3. 7 Commercial Park - Site Plan Review

Chairman Farrell noted receipt of responses to the Board's questions forwarded by Denise Michalowski's email of April 3. The responses included a marked site plan showing the proposed storage areas. It was agreed that the responses were satisfactory. On motion by Paul Mejean, it was VOTED to approve the application for Change of Use.

The applicants were warned that there are Village rules that need to be observed and that they should be in touch with Building Inspector Bill Nowak. They indicated intent to comply.

4. 1 Midhampton Avenue – Change of Tenant

Cheryl Cameron explained that the business is ongoing and relates to windows and other constuction items. Planned activities here are administrative only and the property would not be used for shipping or storage. Theodore Jurgielwicz confirmed that the proposed change of tenant was satisfactory to the Owner. On motion by Chairman Farrell, it was VOTED to approve the Change of Tenant.

5. 36/38 Old Country Road

Randy Cardo provided advance information on the proposed lot line modification. The lot is conveniently located to the electric substation across the tracks. The use would be for electric battery power storage to meet loads such as during high use or in emergencies. The proposed use is under discussion by the Trustees. As presently configured, the design uses portions of both lots. The intent of the lot line modification would be to put all of the battery storage functions on a single lot (which would be a flag lot adjoining the tracks), leaving the rest of the property in a single lot suitable for other use(s). The lots would be 1.35 and 2.64 acres respectively. The property was bought by the Cardo family in 1945; there have been no changes to the present use for storage of soil materials.

Randy and attorney Kittric Motz are considering whether this should be a subdivision rather than a lot line adjustment

No action was requested at this time. A formal application will be submitted after the Trustees approve the proposed use. Kittric may represent the owners at future meetings.

6. Turtle Lane / 9 Penniman Point Road.

An application has not yet been submitted, but is expected in time for the May meeting.

7. Adjournment. The meeting was adjourned at 4:22 pm.

8. Next meeting. May 11, 2019.

Respectfully submitted,



R. Gardner, Acting Secretary