

QUOGUE PLANNING BOARD
MINUTES OF REGULAR MEETING
SATURDAY, AUGUST 10, 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, August 10, 2019, with call to order at 4 pm.

Members present: Chairman Stephen Farrell, Members Lynn Lomas, Paul Mejean,
Bob Levy
Members Absent: Clarke Lewis
Alternate Members present: Dick Gardner

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

Others present:

Kittric Motz, Esq., representing the owners of Old Country Road, Lots 36 and 38. (Item 2)

1. July Minutes. On motion by Lynn Lomas, it was VOTED to approve the minutes of the July meeting as distributed by Dick's email of August 5.
2. 36/38 Old Country Road - Lot Line Modification Application.

Kittric Motz explained that as an initial step, the site owners wanted to revise the site boundaries of lots 36 and 38 so that land leased to the energy storage LLC and the remaining land would be two separate lots, designated Lots 2 and 1 respectively. In a second step, the LLC, represented by Jane Kratz, would seek approval of the Lot 2 site plan after Trustee approval of the special use.

She referred to Fox Land Surveying "Subdivision Map of 36-38 OCR LLC" dated June 17, 2019, showing the existing and proposed lot boundaries. Lot 2 would be a "flag" lot, with the main, energy storage, portion connected to Old Country Road by a 15.79 foot wide "flagpole" approximately 540 feet long. She added that provisions for a "turnaround" would be included in the main portion.

In discussion, it was observed that (a) while a Change of Use application would not be required if the Village Trustees approve a special exemption use for Lot 2, §196.15(D) of the Village Code requires that a site plan showing the layout, arrangement and design of the proposed use of Lot 2 be submitted to the Planning Board for its consideration, (b) the Village Engineer has not had time to review the request, (c) the "flagpole" access from Old Country Road to the Energy Storage

section appeared to be narrow for passage by fire fighting equipment.

It was concluded that approval action would not be taken until (a) the Village Engineer had completed his review and (b) the Quogue Fire Department had reviewed and agreed with the provisions for access. Chairman Steve Farrell said that he would contact the Village Engineer and the Village Fire Chief to solicit their comments on the map submitted with the lot line modification application.

3. Adjournment. The meeting was adjourned at 4:30 pm.

4. Next meeting. September 14, 2019.

Respectfully submitted,



R. Gardner, Acting Secretary