

VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

March 4, 2024

7:00 p.m.

Present:

Kaylee Engellenner, Acting Chair
Jill Rosen-Nikoloff
Jacqueline Rudman
Daniel Segal
Kathleen Vigiano, Alternate
Dan Falasco, Village Engineer
Eugene Barnosky, Village Attorney
Herta M. Walsh, Secretary

Absent:

Peter Marullo, Chair

A. NEW BUSINESS

PINCUS – 663 Horse Race Lane, demolish existing barn and construct a 1.5 story cabana in the same location.

Please see the stenographer's report.

NAPOLITANO – 5 Equine Lane, proposed entry way/ concrete steps to existing basement.

Present for review of the application was Andrew Giambertone, RA.

A motion was made by Daniel Segal, seconded by Jill Rosen-Nikoloff and unanimously agreed to approve the application as presented. (5-0)

LAUREL HILL PATH- Lot No. 11-3-4, proposed 2 story house.

Brian Fiore, RA and Joe Pinola, contractor, were present to review the application.

The Board determined that the following must be revised/ indicated on the plan.

One leaching pool is in the 25-foot buffer and must be rotated.

The 25-foot buffer must be indicated on the plan.

Soil borings must be indicated on the plan.

SILVER OAKS STABLES –special permit renewal (informational review to report findings to Trustees).

The Village Engineer, Dan Falasco, will report findings to the Board of Trustees.

BOHLE – 5 Short Path, release of T&A account balance.

The Village Engineer, Dan Falasco, will check with the Building Department to determine if it is appropriate to release the balance of the account.

ISLAND BUILDERS (GATE ROAD) release of smaller of the two Trust & Agency account balances.

It was determined that the Board will not authorize the release of the Trust & Agency Account balance. The Village Engineer, Dan Falasco, informed the Board that because a parking area has been constructed without a permit and shrubbery was to be to be planted behind the gate, and was never done.

B. OLD BUSINESS

KRAUTH – 9 Wilderness Road, proposed new house.

Joe Pinola, contractor, Mrs. Krauth and Bonnie Glenn, realtor, were present for review of the application.

The Board advised the applicant that the plans require soil borings and that the leaching pool must be deeper than indicated on the plan.

The Board informed the applicant that they cannot make a decision until the application is reviewed by the Coastal Commission.

The applicant will submit revised plans after the Coastal Commission's Review.

C. EXECUTIVE SESSION

A motion was made by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff and unanimously approved to adjourn into Executive Session at 8:32 pm for the purpose of seeking legal advice from the Board's attorney.

A motion was made to adjourn the Executive Session and to return to the Public Meeting at 8:53 pm by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff and unanimously approved. (5-0)

D. REVIEW AND APPROVAL OF MINUTES OF February 5, 2024

A motion to approve the minutes of the February 5, 2024, meeting was made by Jill Rosen-Nikoloff, seconded by Jacqueline Rudman and unanimously approved.

At 8:00 pm. a motion to adjourn the meeting was made by Jill Rosen-Nikoloff, seconded by Dan Segal, and unanimously approved. (5-0)

E. NEXT MEETING: April 8, 2024