

**INCORPORATED
VILLAGE OF NISSEQUOGUE**

PLANNING BOARD

MINUTES

December 4, 2023

7:00 pm

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

Absent: Peter Marullo, Chair

OLD BUSINESS:

NONE

NEW BUSINESS

DE BLASIO/ MC CARTHY – Lot #21 Stillwater Lane, new house, preliminary review

Michael Morbillo, AIA, Enspire Design Group and Phil DeBlasio, builder, were present to review the application.

The discussion revolved around the fact that the lot is very narrow, and the house would need side yard variances.

The Board suggested that the variance required would be less if the house or the garage were relocated for better setbacks. The house would still have water views.

Th applicants will return on January 8th with revised plans.

DRECHSLER (KCGB REAL ESTATE HOLDINGS) – 4 Reinhart Ct. new house

Michael Macrina, AIA and Chad Drechsler, builder, were present for review of the application.

The building lot is comprised of two properties merged by deeds. The applicant will submit copies of the deed to the Village Engineer, Dan Falasco and the Village Attorney, Eugene Barnosky, Esq.

The application would need variances for gross floor area and swimming pool setback to the rear property line.

MINUTES OF NOVEMBER 6, 2023, FOR REVIEW AND APPROVAL

A motion to approve the minutes of November 6, 2023, was offered by Jacqueline Rudman, seconded by Dan Segal, and unanimously approved (4-0).

A MOTION TO ADJOURN was offered at 8:00 pm by Peter Marullo, seconded by Jacqueline Rudman and unanimously approved (4-0).

NEXT MEETING: January 8, 2024 at 7:00 pm