

VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

January 8, 2024

7:00 p.m.

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

A. NEW BUSINESS

BELLIA – 4 Cardinal Lane, swimming pool

Mr. Bellia and Mr. Vincent Quartararo, Esq., were present to discuss the application.

A motion was made by Kaylee Engellenner, seconded by Jacqueline Rudman and agreed unanimously, to approve the application. (5-0)

STAR- 6 North Path, driveway expansion and renovation

Mr. Russ Star was present to discuss the application.

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

TARZIA -5 Fox Point Drive, legalize existing pool house and outdoor fireplace

Vincent Trimarco, Esq was present to represent the applicant.

A new survey is required to determine if there has been erosion of the bluff since the date of the survey presented with the application.

A motion was made by Jacqueline Rudman, seconded by Dan Segal and unanimously agreed to refer the application to the Zoning Board of appeals for a side yard variance. (5-0)

CENTAURUS REALTY GROUP – 461 River Road, alterations, and additions

Mr. C. Tartaglia of High Point Engineering and Mr. James Taylor, owner of the property, were present to review the application for first and second floor additions and alterations.

A motion was made by Jill Rosen-Nikoloff, seconded by Jacqueline Rudman, and unanimously agreed to approve the application subject to obtaining Architectural Review Board approval. (5-0)

B. OLD BUSINESS

DE BLASIO/MC CARTHY - Lot #21 Stillwater Lane, new house, revised site plan.

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

The applicant is returning to the Planning Board with revised plans. The lot is very narrow, and the house still needs side yard variances as proposed.

A motion was made by Kaylee Engellenner, seconded by Jill Rosen-Nikoloff, and unanimously agreed to refer the application to the Zoning Board of Appeals for side yard variance. (5-0)

VON FRANK – 31 Harbor Lane, return of Trust & Agency Account balance.

A motion was made by Jacqueline Rudman, seconded by Dan Segal, and unanimously agreed to return the balance remaining in the Trust & Agency account to Mr. Von Frank.

LOURO – 2 Hunters Way, Bluff stabilization and armor stone revetment (revised plans dated September 22, 2023). See Board of Trustees Resolution dated Oct. 17, 2023 (attached).

Yulyia Viola, Esq. was present to represent the applicant.

Dan Falasco, Village Engineer presented a draft of the State Environmental Quality Review Negative Declaration form.

A resolution was made by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff to declare the Planning Board as lead agency and, pursuant to the attached, “State Environmental Quality Review Negative Declaration”, to find that the revetment

Action will not have significant adverse impact on the environment and to adopt a negative declaration pursuant to Article 8 of the Environmental Conservation Law.

A motion was made by Jacqueline Rudman, seconded by Kaylee Engellenner and unanimously agreed to approve the revetment plan. (5-0)

LOURO – 2 Hunters Way, obtain Certificate of Occupancy for existing outdoor hot tub, pergola, and bar structures.

Yuliya Viola, Esq. represented the applicant.
The Board determined that the application requires side yard setback variances.

A motion was made by Jacqueline Rudman, seconded by Dan Segal, and unanimously agreed to refer the application to the Zoning Board of Appeals. (5-0)

REDDOCK – 10 Holly Lane, swimming pool, fencing, and decking.

Mrs. Reddock was present for the review. The Board clarified for Mrs. Reddock the Code pertaining to fencing.

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

EXECUTIVE SESSION

A motion was made by Jill Rosen-Nikoloff, seconded by Kaylee Engellenner and unanimously agreed to adjourn into Executive Session at 7:50 pm for the purpose of discussing litigation entitled Georgakopoulos v. Village of Nissequogue.

A motion was made to adjourn Executive Session and to return to the Public Meeting at 8:07 pm by Jill Rosen-Nikoloff, seconded by Kaylee Engellenner and unanimously agreed. (5-0)

C. REVIEW AND APPROVAL OF MINUTES OF December 4, 2023

A motion was made by Jill Rosen-Nikoloff, seconded by Jacqueline Rudman and unanimously agreed to approve the minutes of December 4, 2023, as amended. (5-0)

At 8:07 pm. motion was made by Peter Marullo, seconded by Jacqueline Rudman and unanimously agreed to adjourn the Public Meeting. (5-0)

D. NEXT MEETING: February 5, 2024