

VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

May 6, 2024

7:00 p.m.

Present: Peter Marullo, Chair
Kaylee Engellenner
Jacqueline Rudman
Daniel Segal
Kathleen Vigiano, Alternate
Dan Falasco, Village Engineer
Herta M. Walsh, Secretary

Absent: Jill Rosen-Nikoloff
Eugene Barnosky, Village Attorney
Lindsay Crocker, Village Attorney

A. NEW BUSINESS

HULTEEN -7 Smith Lane, addition, stoop and pavers, pool cabana

Alex Latham, AIA represented the applicant.

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

VIGIANO- 1 Woodhill Path, additions

Mrs. Vigiano recused herself from the proceedings.

A motion was made by Daniel Segal to approve the application subject to the applicant's obtaining of a Suffolk County Health Department approval, seconded by Jacqueline Rudman and unanimously approved. (4-0)

CONDON- 1 Martingale Gate Phase #1, swimming pool, partial patio, pool cabana

Stephen Cinco, AIA represented the applicant.

A motion was made by Jacqueline Rudman to approve the application subject to receipt of the Building Inspector's interpretation that the swimming pool being is in the shadow of the house

and the applicant's obtaining of Architectural Review Board approval, seconded by Dan Segal and approved unanimously. (5-0)

B. OLD BUSINESS

OBLETZ/LUPINACCI- 2 Laurel Hill Path, swimming pool, ZBA decision attached.

Diana LaSpisa, of Morano Expediting represented the applicant.

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

COX- 530 Long Beach Road, cabana, ZBA decision attached.

Carmine Grosso, R.A. of Cataldo Grosso Architects, P.C.

A motion was made by Jacqueline Rudman to approve the application subject to the applicant's obtaining of Suffolk County Department of Health approval and Architectural Review Board approval, seconded by Dan Segal and unanimously approved. (5-0)

SAKITT – (Laurel Hill Path) 11-3-34, informational purposes, new house

Joe Pinola, contractor and Brian Fiore, AIA were present.

The Board discussed the following with the applicant's representatives; (1) the Joint Coastal Commission found the application inconsistent; (2) the issues involving the very steep slopes on the property; and)3) the possibility of redesigning the house to accommodate the steep slopes, reducing the size of the house or relocating the house.

C. REVIEW AND APPROVAL OF MINUTES OF April 8, 2024

A motion to approve the minutes of the April 8, 2024, meeting was made by Dan Segal, seconded by Kaylee Engellenner and unanimously approved (5-0).

At 9:00 pm. a motion to adjourn the meeting was made by Peter Marullo, seconded by Dan Segal and unanimously approved. (5-0)

D. NEXT MEETING: June 3, 2024