

VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

November 4, 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. OLD BUSINESS

CMPR MANAGEMENT – 523 Long Beach Road, proposed 3 car garage, swimming pool, patio and driveway. See ZBA decision.

Mr. Joseph Neitzel, AIA, was present to discuss the application.

A motion was made by Jill Rosen-Nikoloff to approve the application subject to Coastal Commission approval and approval of a planting plan required by the Zoning Board of Appeals, seconded by Jacqueline Rudman and unanimously approved. (5-0)

B. NEW BUSINESS

LESSARD – 5 Artesian Way, kitchen addition, 2nd floor closet conversion to half bath.

Ms. Lessard was present for review of the application.

The Board advised Ms. Lessard of the revisions required in the plan: 25-foot buffer, upgrading of drainage and modification of setbacks if necessary.

Applicant will submit revised plans to Dan Falasco, Village Engineer, for his approval.

A motion was made by Kaylee Engellenner to approve the application subject to submission of revised plans showing the 25-foot buffer, upgrading of drainage, and modification of setbacks, if necessary, seconded by Jill Rosen-Nikoloff and approved unanimously. (5-0)

MANICONE – informal discussion of possibility of subdivision of 18 Smith Lane.

Mr. James Manicone, AIA and Mr. & Mrs. Jim Nuzzo, owners of the 10-acre parcel were present.

The owners requested the Board's advice of subdividing the 10 acres. Three options were presented and the pros and cons of each were discussed.

C. REVIEW AND APPROVAL OF MINUTES OF October 7, 2024

A motion to approve the minutes of October 7, 2024, meeting was made by Kaylee Engellenner, seconded by Dan Segal and unanimously approved (5-0).

At 8:30 pm. a motion to adjourn the meeting was made by Peter Marullo, seconded by Dan Segal and unanimously approved. (5-0)

D. NEXT MEETING: December 2, 2024