

VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

December 2, 2024

7:00 p.m.

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

Absent: Jill Rosen-Nikoloff

A. OLD BUSINESS

JUSAS – 5 Fox Point Drive, follow up on the required planting plan to determine if conditions of approval have been met.

The Village Engineer, Dan Falasco, will meet with the Building Inspector, Joe Arico, to clarify the Certificate of Compliance.

B. NEW BUSINESS

SPINNER – 3 Equine Lane, addition/alteration of 1 story barn to convert to pool house/cabana, full bathroom, laundry room and serving bar with partial basement.

No one was present to represent the applicant.

HEHIR – 50 Branglebrink Road, demolition of existing vinyl pool, installation of swimming pool with propane gas heat, bluestone patio.

Mr. Hehir and Mr. John Hamilton, Landscape Architect, were present to discuss the application,

The Board advised the applicant of items that must be shown on the plan: 25-foot buffer, fencing needs to be shown outside the 25-foot buffer and identification of fence type shown on plan. The Board also suggested that the proposed drywell should be in the proposed swale.

There was a question about the location of the swimming pool and whether it is in the shadow of the house.

The Board will discuss with the Building Inspector the possibility of the application requiring a variance.

C. REVIEW AND APPROVAL OF MINUTES OF November 4, 2024

A motion to approve the minutes of November 4, 2024, meeting as amended, was made by Peter Marullo, seconded by Jacqueline Rudman and unanimously approved (4-0).

At 8:30 pm. a motion to adjourn the meeting was made by Peter Marullo, seconded by Dan Segal and unanimously approved. (4-0)

D. NEXT MEETING: January 6, 2025