

VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

January 6, 2025

7:00 p.m.

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

Absent: Jill Rosen-Nikoloff
Jacqueline Rudman

A. NEW BUSINESS

RAPID HOME - RAMIREZ – 4 Teal Way, addition to front and rear of home, interior alterations including electrical and plumbing work, walkways.

Mr. Raywilliam Ramirez and Ms. Nicole Harman were present for review of the application.

A motion was made by Dan Segal to approve the application subject to the Architectural Review Board and the Coastal Commission's approval, seconded by Kaylee Engellenner and agreed unanimously to approve the application (3-0).

PARAND – 702 and 704 Short Beach Road, information only, driveway alteration

Mr. & Mrs. Parand were present for the discussion.

The applicant and the Board viewed a map of the subdivision the properties are part of.

To advise the applicant further, the Board asked to see the title report with any covenants and restrictions contained therein.

IZZO – 3 Swan Place, swimming pool, patio, fencing, retaining walls. ZBA decision provided

John Huber, Esq. was present to represent the applicant.
The Board reviewed the provisions of the ZBA variance.

A motion was made by Kaylee Engellenner to approve the application subject to the Building Inspector's approval of the landscape plan, seconded by Dan Segal and approved unanimously. (3-0).

TARZIA -5 Fox Point Drive, Trust & Agency review and provisions.

Harvey Arnoff, Esq. was present for review of the matter.

It was discussed whether the Trust & Agency Account should be released to the current owner of the property.

The original owner, Brian Jusas received approval of the site plan by the Planning Board on April 6, 2015, for bluff stabilization and restoration. The approval contained a revegetation plan.

The current owner, Leonard Tarzia is requesting the release of the Trust & Agency Account.

The Board stated that at this time the revegetation plan has not been completed.

The Board determined that the matter requires further discussion.

B. OLD BUSINESS

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

Mr. Hehir and John Hamilton, L.A. were present for review of the application. The applicant presented revised plans. All items required by the Board at their meeting of December 2, 2024, were indicated on the revised plan.

A motion was made by Kaylee Engellenner, to approve the application as presented, seconded by Dan Segal and unanimously approved. (3-0)

C. REVIEW AND APPROVAL OF MINUTES OF December 2, 2024

A motion was made by Kaylee Engellenn to approve the minutes of December 2, 2024, seconded by Dan Segal and approved unanimously. (3-0)

At 9:00 pm, a motion was made by Peter Marullo, seconded by Kaylee Engellenner and unanimously agreed to adjourn the Meeting. (3-0)

D. NEXT MEETING: February 3, 2025

