

# **VILLAGE OF NISSEQUOGUE**

## **PLANNING BOARD**

### **MINUTES**

**September 8, 2025**

**7:00 p.m.**

Present: Kaylee Engellenner, Acting Chair  
Jacqueline Rudman  
Jill Rosen-Nikoloff  
Dan Falasco, Village Engineer  
Herta M. Walsh, Secretary  
Eugene Barnosky, Village Attorney

Absent: Peter Marullo, Chair  
Dan Segal  
Kathleen Vigiano, Alternate

#### **A. NEW BUSINESS**

QUARTARONE: 9 Parsons Lane – swimming pool, retaining wall, patios, gas connection from existing propane, fencing.

Jill Rosen-Nikoloff moved to approve the application subject to estate fencing rather than chain link being installed around the perimeter of the property, seconded by Jacqueline Rudman and unanimously approved. (3-0)

REBOUL – 31 Smith Lane – informal review of proposed subdivision

Andrew Levitt, Esq. and Tom Dixon, Engineer were present to discuss the proposed subdivision.

The proposal is to subdivide 11 acres into 4 lots. The Board advised the applicant that they need to indicate slopes and the percent of grade on the plans.

MANGANO- 1 Swan Place – informal review of proposed subdivision

The proposal is to subdivide 9.055 acres.

Carmine Grasso, AIA, Kyle Roskot of The Agency (real estate) and Joy Mangano, owner were present to discuss the proposed subdivision. Applicant will submit a subdivision application.

The Board advised the applicant that due to the complexity of the proposed subdivision, research into the initial subdivision would be necessary.

**B. OLD BUSINESS**

NONE

**C. REVIEW AND APPROVAL OF MINUTES OF August 4, 2025**

A motion was made by Kaylee Engellenner to approve the minutes of August 4, 2025, as amended, seconded by Jacqueline Rudman and approved unanimously. (3-0)

At 9:00 pm, a motion was made by Jacqueline Rudman to adjourn the meeting, seconded by Jill Rosen-Nikoloff and unanimously approved. (3-0)

**D. NEXT MEETING: October 6, 2025, 7:00 pm**