

**INCORPORATED  
VILLAGE OF NISSEQUOGUE**

**PLANNING BOARD**

**MINUTES**

August 7, 2023

**7:00 pm**

Present: Peter Marullo, Chair  
Kaylee Engellenner  
Jill Rosen-Nikoloff  
Kathleen Vigiano, Alternate  
Daniel Falasco, Village Engineer  
Herta Walsh, Secretary

Absent: Daniel Segal  
Jacqueline Rudman  
Lindsay Crocker, Esq. Village Attorney

**OLD BUSINESS:**

**deLEYER** – 45 Branglebrink Road, driveway relocation

Ms. deLeyer and her landscape architect, Vincent Quartararo were present for the review. A motion to approve the application was offered by Kaylee Engellenner, seconded by Jill Rosen-Nikoloff and unanimously approved (4-0).

**NEW BUSINESS**

**OBLETZ/LUPINACCI** – 6 Laurel Hill Path, swimming pool, patio, retaining wall

A representative of Morano Expediting represented the applicant.

A motion to refer the application to the Zoning Board of Appeals for a variance for a combined side yard setback and the swimming pool not being in the in shadow of the house was made by Kaylee Engellenner, seconded by Kathleen Vigiano and unanimously approved (4-0).

**VAN PRAAGH** – 11 Delafield Woods, barn

Mr. Hubert Poole, AIA represented the applicant.

Jill Rosen - Nikoloff offered a motion to approve the application subject to approval by the Coastal Commission, motion was seconded by Kaylee Engellenner and unanimously approved (4-0).

### **INFORMATIONAL MEETING ONLY**

**FEENEY** – 517 Long Beach Road, demo house and rebuild.

The applicants, Mr. & Mrs. Feeney as well as their architect, Michael Palladino were present.

The applicants are proposing to demolish the existing house and rebuild the same house in the same location.

A prior application for front and rear additions and other exterior improvements was referred to the Zoning Board of Appeals.

Applicants inquired if the decisions rendered by the ZBA on 11/21/22, for the prior application would be applicable to the rebuild. Dan Falasco, Village Engineer, offered to consult with the Chair of the Zoning Board of Appeals for his opinion.

The question also was raised whether a completely new application is required.

**REVERE** – 34 Branglebrink Road, new house

Michael Macrina, AIA as well as Mr. & Mrs. Revere were present.

At its July 31<sup>st</sup> meeting the ARB requested that the house be rotated so that it faces Branglebrink Road. The applicant requested to get input from the Planning Board regarding the positioning of the house to comply with the ARB's request and to avoid the need for any variance.

Various positioning was discussed without a resolution.

**MINUTES OF JULY 10, 2023, FOR REVIEW AND APPROVAL**

A motion to approve the minutes of July 10, 2023, was offered by Kaylee Engellenner seconded by Jill Rosen-Nikoloff, and unanimously approved (4-0).

**A MOTION TO ADJOURN** was offered at 9:00 pm by Kaylee Engellenner, seconded by Peter Marullo and unanimously approved (4-0).

**NEXT MEETING:** September 11, 2023, at 7:00 pm