

**Incorporated  
VILLAGE OF NISSEQUOGUE**

**PLANNING BOARD**

**MINUTES**

December 5, 2022

**7:00 pm**

Present: Peter Marullo, Chairman  
Jill Rosen-Nikoloff  
Jacqueline Rudman  
Daniel Segal

Others present: Eugene Barnosky, Esq. Village Attorney  
Daniel Falasco, Village Engineer  
Herta Walsh, Secretary

Absent: Kaylee Engellenner

**OLD BUSINESS:**

**GEORGAKOPOULOS** – 5 Swan Lane, dock

Prior to proceedings, Daniel Segal recused himself.

Please see transcript.

**NEW BUSINESS**

**CORDWOOD PATH LLC** – Gate Road Subdivision #2, Lot #2, new home

Mr. Augie Malandrucolo, the builder, was present to discuss the application.

A motion was offered by Peter Marullo, seconded by Jacqueline Rudman to approve the application as presented. The motion was approved unanimously (4-0).

**KNOTT – 650 Horse Race Lane, prefab garage on existing slab**

Mr. Chris Knott was present for the review of the application. At issue is the size of the garage. A variance was granted by the ZBA in their decision of May 20, 2020, for a 280 sq ft garage on the existing slab. The proposed garage is 400 sq ft. on the existing slab.

At 7:55 pm a motion was offered by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff and unanimously approved (4-0) to enter executive session to receive advice of counsel.

At 8:07 pm a motion was offered by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff and unanimously approved (4-0) to exit the executive session.

A motion was offered by Peter Marullo, seconded by Jacqueline Rudman and unanimously approved (4-0) to refer the applicant to the Building Inspector to deny the application and refer it to the ZBA.

**IZZO – 3 Swan Place, covered patio with outdoor kitchen**

A representative of Todd O’Connell, Associates was present to review the application.

A motion was offered by Jacqueline Rudman, seconded by Daniel Segal, to approve the application subject to ARB and Coastal Commission approval, and the connection of leaders and gutters to a nearby drywell. The motion was approved (4-0).

**MINUTES OF October 3, 2022, FOR REVIEW AND APPROVAL**

A motion to approve the minutes of October 3, 2022, was offered by Jill Rosen-Nikoloff, seconded by Jacqueline Rudman and unanimously approved (4-0).

**NEXT MEETING:** January 9, 2022, 7:00 pm.