

Incorporated
VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

February 6, 2023

7:00 pm

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

Daniel Falasco, Village Engineer
Herta Walsh, Secretary

Absent: Eugene Barnosky, Esq. Village Attorney
Lindsay Crocker, Esq. Village Attorney

OLD BUSINESS:

VON FRANK – 31 Harbor Lane, 2 car garage

A motion was offered by Dan Segal, seconded by Jill Rosen-Nikoloff to approve the application. The motion was approved unanimously (5-0)

CREMER, CREMER WAITE – 3 Somerset Lane, swimming pool

No one was present to review the application.

ARMELLO – 8 Stillwater Road. Demo existing home, build new 2 story home, attached garage, porches, patios, 1,000-gallon propane tank.

Mr. Michael Macrina, AIA and Mr. & Mrs. Armello were present.

The application was approved on January 9, 2023, subject to the Village Engineer reviewing and approving a revised site plan. All conditions have been met and the pool patio is to be removed.

NEW BUSINESS

ARDITO – 538 Long Beach Road, 3-foot-wide walkway with 6 landing platforms and stairs down bluff, revegetate disturbed areas.

Mr. Ardito and Mr. Steven Lawenczuk of SHL Engineering were present to review the application.

A motion was offered by Jacqueline Rudman, and seconded by Kaylee Engellenner to approve the application subject to the re-planting of all disturbed areas with the appropriate natural vegetation. The motion was approved unanimously (5-0).

FEENEY - 517 Long Beach Road, front and rear additions, covered portico and entrance porch, new roof structure replacing existing truss roof.

Present were Mr. & Mrs. Feeney, Michael Palladino, AIA and Corryn East, Landscape Architect.

A motion was offered by Jill Rosen-Nikoloff and seconded by Dan Segal to approve the application subject to ZBA concurrence. The motion was approved unanimously (5-0). The Board requested that the applicant obtain a revised decision from the ZBA.

PINCUS- 663 Horse Race Lane, sports court.

Mr. Richard Brendel of Integrity Expediting represented the applicant. The sports court has already been built and the Board told the applicant that it didn't comply with the Code. The Board advised the applicant to check with the Building Department as to the existence of Certificates of Occupancy for other previous work. The Board advised the applicant that a variance would be necessary.

MINUTES OF JANUARY 9, 2023, FOR REVIEW AND APPROVAL

A motion to approve the minutes of January 9, 2023, as amended, was offered by Daniel Segal, seconded by Jill Rosen-Nikoloff and unanimously approved (5-0).

A MOTION TO ADJOURN was offered at 9:00 pm by Jacqueline Rudman, seconded by Daniel Segal and unanimously approved (5-0).

NEXT MEETING: March 6, 2023, at 7:00 pm