Incorporated
VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

January 3, 2021

7:00 pm

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

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

NEW BUSINESS

LOURO – 2 Hunters Way, stabilization of bluff, Armor stone revetment with stone steps, timber staircase with platforms giving access from top of bluff to beach.

Representing the applicant were Steven Lawniczak of SHL Engineering PC and Yulia Viola, Esq. of Certilman Balin law firm.

The Board discussed the following items:

Application is awaiting DEC approval.
Application is awaiting Coastal Commission approval.
Updated survey is required showing high water mark to be reviewed and Town of Smithtown engaged as applicable.
The applicant was informed that it must provide a Certificate of Occupancy for the pergola, hot tub and patio as they are outside the 100 foot bluff. (The applicant's engineer stated that the patio is to be removed).
A SEQRA determination must be made by the Planning Board.

A $5,000 Trust and Agency Account must be funded by the applicant.

A maintenance plan is required for the revetment. The engineer stated that a maintenance plan is indicated on the plan.

Project should be coordinated with DeSimone, 4 Yens Way, who is applying fort revetment at the same time. Engineer stated that the Louro wall, DeSimone wall and Nuti walls will flow into each other.

Concern was raised by the Board regarding the other side of the bluff. The Fondacaro property's bluff is an unprotected gap, no bulkhead, only bluff.

Requires Coastal Commission Approval. If fund inconsistent application must go to the Boar dof Trustees.

OLD BUSINESS

CORDWOOD PATH, LLC, 601 Moriches Rd., swimming pool and new house

The applicant Mr. Augie Malandruccolo was present.

The Board discussed the following:

- Retaining wall on eastern side requires landscaping.
- Retaining walls to be finished with grey stucco.
- Original driveway to be revegetated.
- Buffer is required in front of house at the road.
- Exposed side of wall on north side needs to be properly graded.
- A letter was received confirming that the gates and pillars are to remain.
- Applicant will work with the Coastal Commission on a revegetation plan.

A motion was offered by Kaylee Engellenner, seconded by Jacqueline Rudman to approve the plan subject to Coastal Commission's approval of a revegetation plan. Motion was approved unanimously.

DE SIMONE – 4 Yens Way, 250 feet of revetment at base of bluff

Applicant was represented by Steven Lawniczak of SHL Engineering, PC.
The Board reported that a SEQRA review in on-going and will possibly by ready by the February meeting.

ROONEY – 7 Northfield Lane, revegetation plan

Mr. Rooney, Alex Latham, AIA and a representative of Steven Dubner Landscaping, Inc. were present to discuss the application.

Mr. Rooney stated that the buffer was already cleared when he purchased the property and he will also revegetate the buffer.

The Coastal Commission will review the landscaping plan and report to the Planning Board on or before the next Planning meeting in February.

ADDITIONAL BUSINESS: The Village Administrator, Patricia Mulderig, has requested a letter from the Planning Board to authorize the release of Trust and Agency balances remaining in the following accounts: Keely, Meyer, Silver Oaks, Turturro and Wallis.

The Village Engineer will confer with the Building Inspector as to the completion of projects for the aforementioned applicants.

MINUTES OF December 6, 2021 FOR REVIEW AND APPROVAL

A motion to approve the minutes of the December 6, 2021 meeting was offered by Jacqueline Rudman, seconded by Daniel Segal and unanimously approved.

NEXT MEETING: February 7, 2022 - 7:00 pm

A motion was offered by Jacqueline Rudman to adjourn the meeting at 8:30 pm, seconded by Peter Marullo and unanimously agreed.