

**Incorporated  
VILLAGE OF NISSEQUOGUE**

**PLANNING BOARD**

**MINUTES**

January 9, 2023

**7:00 pm**

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

Others present: Eugene Barnosky, Esq. Village Attorney  
Lyndsay Crocker, 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.

Eugene Barnosky, Esq. presented a resolution to the Board.

A motion was offered by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff, to approve the attached resolution finding the application inconsistent with LWRP policies and concurring with the JCMC recommendation of inconsistency. The motion was approved unanimously (3-0).

Resolution attached.

**NEW BUSINESS**

**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. was present to discuss the application.

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The Board advised the applicant that the following revisions are required to the plan: (1) show the 25 foot buffer, and (2) remove or relocate two existing sheds to meet Code requirements. The applicant also must also provide the Village Engineer with the updated Health Department approval and proof confirming compliance with the 25-foot buffer and the side yard setback; said patio to be removed if no CO exists.

A motion was offered by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff, to approve the application subject to the Village Engineer reviewing and approving the revised site plan. The motion was approved unanimously (4-0).

**MINUTES OF December 5, 2022, FOR REVIEW AND APPROVAL**

A motion to approve the minutes of December 5, 2022, as amended, was offered by Jacqueline Rudman, seconded by Daniel Segal, and unanimously approved (4-0).

**A MOTION TO ADJOURN** was offered at 7:55 pm by Jacqueline Rudman, seconded by Daniel Segal and unanimously approved (4-0).

**NEXT MEETING:** February 6, 2023, at 7:00 pm.