

**Incorporated
VILLAGE OF NISSEQUOGUE**

PLANNING BOARD

MINUTES

July 10, 2023

7:00 pm

Present: Peter Marullo, Chair
Lindsay Crocker, Esq. Village Attorney
Kaylee Engellenner
Jill Rosen-Nikoloff
Jacqueline Rudman
Daniel Segal
Daniel Falasco, Village Engineer
Herta Walsh, Secretary

OLD BUSINESS:

deLEYER – 45 Branglebrink Road, driveway relocation

Ms. DeLeyer was present for the review. Her landscape planner, Vincent Quartararo was not able to attend. The Village Engineer, Dan Falasco, provided Ms. deLeyer with his contact information and requested that Mr. Quartararo call him so that Mr. Falasco can discuss necessary/recommended amendments to the plan. Ms. deLeyer asked if she could put down blue stone as a temporary driveway across the front lawn. She was told she could not.

PINCUS– 663 Horse Race Lane, sports court

The applicant was represented by John Huber, Esq. of Dayton, Voorhees & Balsam, LLP. Mr. Huber presented the Board with a document entitled “Initial Memorandum in Support of Application” dated July 10, 2023. (see attached). Attached to the memorandum were seven exhibits: Exhibit 1 “Sports Court Information”, Exhibit 2 “Relevant Code Sections”, Exhibit 3 “Marked-up Survey Depicting Property Fully Constrained by Double Front Yard Setbacks”, Exhibit 4 “Surface Runoff Mitigation/Prevention Conditions”, Exhibit 5 “Existing Conditions Viewpoint(s) Photos”, Exhibit 6 “Comparative Properties Study”, and Exhibit 7 “Survey – Updated September 18, 2021”. He briefly discussed the memo, the application, and each exhibit as well as the FOIL request he had made with the Village. Mr. Huber offered that Dr. Pincus would agree to substantial plantings in the buffer zone to block neighbor’s views of the sports court.

Mr. Huber requested additional time to submit additional documents/information, including, but not limited to a revised site plan, up-to-date survey, and new lot coverage calculations. The Board and Mr. Huber agreed that the additional documents would be submitted prior to the September, 2023 Planning Board meeting.

Mr. Huber will return for the September 11th meeting.

NEW BUSINESS

REVERE – 34 Branglebrink Road, new house

Michael Macrina, AIA represented the applicants.

Mr. Macrina stated that there will be one retaining wall, if needed, not two as shown on the plans.

The Board advised that fencing and pool equipment must be indicated on the plans.

Jacqueline Rudman offered a motion to approve the application subject to the Architectural Review Board's approval. The motion was seconded by Dan Segal and unanimously approved (5-0).

MINUTES OF June 5, 2023, FOR REVIEW AND APPROVAL

A motion to approve the minutes of June 5, 2023, was offered by Jill Rosen-Nikoloff, seconded by Kaylee Engellenner and unanimously approved (5-0).

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

NEXT MEETING: August 7, 2023, at 7:00 pm