

**Incorporated  
VILLAGE OF NISSEQUOGUE**

**PLANNING BOARD**

**MINUTES**

June 5, 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:**

**FINNAN** -6 Wallis Lane, revetment of bluff

Matthew Alyward, PE of R&M Engineering represented the applicant.  
The application was found consistent by the Joint Coastal Management Commission.  
A motion was offered by Jacqueline Rudman to approve the application, seconded by Jill Rosen-Nikoloff and unanimously approved (5-0).

**PINCUS**– 663 Horse Race Lane, sports court

The applicant, Dr. Pincus and Mitch Brendle of Integrity Expediting Services were present.  
Mr. Brendle alleged that there are other properties in the Village that have sports courts in the front yard and would like further time to research those properties. He agreed to return next month.

**NEW BUSINESS**

**LOURO** -2 Hunters Way COs for existing outdoor hot tub, pergola and bar.

Mr. Louro and Yulia Viola, Esq. of Certilman, Balin, Adler & Hyman were present.

Mr. Louro has submitted an application to the Village for revetment of the bluff at the property. Before the Joint Coastal Management Commission makes a finding regarding consistency, the applicant must obtain COs for the items being reviewed today.

The Board advised the applicant that they would need a variance for the current application because they are within the 100-foot setback.

A motion to refer the application to the ZBA was offered by Kaylee Engellenner, seconded by Dan Segal and unanimously approved (5-0).

**KRAUTH**- 9 Wilderness Road, new house

Mr. Joseph Pinola, the contractor, represented the applicant.

Items needed to be indicated on the plan include a 25-foot buffer and the percentage of clearing.

A variance is needed for the total side yard setback.

A motion to refer the application to the ZBA was offered by Dan Segal, seconded by Jacqueline Rudman and unanimously approved (5-0).

**GROBER** -27 Woodcrest Drive, deck, stairs to grade, replace windows with patio door.

Mr. Peter Verdone and Mr. Peter Verdone, Jr. of Verdone Building Corp. represented the applicant.

A motion was offered to approve the application as presented subject to the Joint Coastal Management Commission finding the application consistent. The motion was made by Jill Rosen-Nikoloff, seconded by Dan Segal and approved unanimously (5-0).

**REDDOCK** -10 Holly Lane, swimming pool and patio

Mrs. Reddock was present to review the application. The application requires a total side yard setback.

It was decided to refer the application to the ZBA, but in the interim the Village Engineer and the Building Inspector will further review the application to determine if there is a revision to the plan that would negate going to the ZBA.

A motion was offered by Kaylee Engellenner to refer the application to the ZBA, seconded by Jill Rosen-Nikoloff and unanimously approved. (5-0)

**DE LEYER** -45 Branglebrink Road, alteration of driveway, informal discussion

Mr. Vincent Quartararo of Q Design Group and Ms. AnnaMarie deLeyer were present. The application requires removal of a portion of the existing driveway and creation of a new curb cut opening.

The Board discussed the drainage from the property and its impact on neighbors. Suggestions included construction of a pond or drywell.

**MINUTES OF May 1, 2023, FOR REVIEW AND APPROVAL**

A motion to approve the minutes of May 1, 2023, was offered by Kaylee Engellenner, seconded by Dan Segal and unanimously approved (5-0).

**A MOTION TO ADJOURN** was offered at 8:25 pm by Kaylee Engellenner, seconded by Daniel Segal and unanimously approved (5-0).

**NEXT MEETING:** July 10, 2023, at 7:00 pm