

**Incorporated
VILLAGE OF NISSEQUOGUE**

PLANNING BOARD

MINUTES

May 1, 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:

PINCUS– 663 Horse Race Lane, sports court

The applicant was represented by Mitch Brendle of Integrity Expediting Services. The Board stated that currently there is an existing shed in the 25-foot buffer, the driveway had been reconfigured and a patio has been expanded without permits. Lot coverage was discussed. The applicant stated that the lot coverage as listed on the DEC application is 15%. The Board determined that the actual lot coverage is 23.6%. Mr. Brendle said that there are other properties in the Village that have sports courts in the front yard and asked for time to submit a list of properties that have a sports court in the front yard, within the buffer or both prior to the next meeting. He indicated that he would submit them at or prior to the next meeting. Mr. Brindle agreed to return next month.

NEW BUSINESS

SCANLON – 110 Boney Lane- swimming pool and fencing

Mr. Tom Svatek of Sundance Swimming Pools and Mrs. Scanlon were present. The property has a slope in the front; therefore, the proposed swimming pool would encroach into the rear and side yard setbacks. It also is not in the shadow of the house.

The Board advised the applicant that variances would be required to construct the swimming pool in the proposed location.

A motion to refer the application to the Zoning Board of Appeals was offered by Kaylee Engellenner, seconded by Jacqueline Rudman and unanimously approved (5-0).

NORMAN (CHIECO) – 1 Pheasant Run- detached 2 car garage.

Mr. Chieco and his architect, Thomas Vulpis, Jr. were present to discuss the application. The Board questioned Mr. Chieco regarding the ceiling height of the attic above the garage. He stated that he needs the space for storage of equine and auto supplies.

A motion was offered by Jill Rosen-Nicoloff to refer the application to the Zoning Board of Appeals, seconded by Jacqueline Rudman and approved unanimously (5-0).

BOHLE – 5 Short Path, swimming pool, patio and retaining wall.

Mrs. Bohle and Mr. Chris Ward were present to discuss the application. The applicant is returning after receiving a variance for the swimming pool.

A motion to approve the application subject to approval of the Joint Coastal Commission was offered by Dan Segal, seconded by Kaylee Engellenner and approved unanimously (5-0).

A MOTION was offered by Dan Segal, seconded by Jacqueline Rudman and approved unanimously to adjourn to Executive Session for advice of counsel (5-0).

A MOTION was offered by Jacqueline Rudman, seconded by Kaylee Engellenner and approved unanimously to leave Executive Session at 8:25 pm (5-0).

MINUTES OF April 3, 2023, FOR REVIEW AND APPROVAL

A motion to approve the minutes of April 3, 2023, was offered by Dan Segal, seconded by Kaylee Engellenner and unanimously approved (5-0).

A MOTION TO ADJOURN was offered at 8:35 pm by Kaylee Engellenner, seconded by Daniel Segal and unanimously approved (5-0).

NEXT MEETING: June 5, 2023, at 7:00 pm

