

**Incorporated
VILLAGE OF NISSEQUOGUE**

PLANNING BOARD

MINUTES

March 7, 2022

7:00 pm

Present:

Kaylee Engellenner, Acting Chair
Jill Rosen-Nikoloff
Jacqueline Rudman
Daniel Segal

Others present:

Eugene Barnosky, Esq. Village Attorney
Lindsay Crocker, Esq. Village Attorney
Daniel Falasco, Village Engineer
Herta Walsh, Secretary

Absent:

Peter Marullo Esq, Chair

NEW BUSINESS

BOHLE- 5 Short Path, swimming pool, patio and fencing

Attending representing the applicants, Mr. & Mrs. Bohle, was Christopher Ward of Metamorphosis Landscaping.

The Board inquired why the proposed swimming pool is in the back right corner of the property. Under Code it must be in the shadow of the house. Mr. Ward responded that it is being proposed in that location due to the grade of the property. The Board also mentioned that the proposed swimming pool is partially in the 25-foot buffer and large trees would be removed.

The applicant was advised that the application as proposed would need variance consideration by the ZBA.

The Board discussed modifications to the proposal such as moving the pool closer to the house (further east), into the building envelope or possibly reducing the size of the swimming pool.

Applicant will return next month with revised plans.

SCHWEITZER – 4 Penny Lane, swimming pool, fencing

Mr. & Mrs. Schweitzer were present. The Board reported that the proposed swimming pool is within the 100-foot setback from the bluff. A question was also raised regarding the placement of the pool equipment. The survey submitted was not recent (from 2016), therefore, it did not give an accurate measurement of where the top of the bluff is today. The applicant will submit an updated survey and revised plans prior to the next meeting. To expedite the application, the Village Engineer offered to review any revised plans prior to the next meeting and offer suggestions. The application will be reviewed at the next meeting.

GEORGAKOPOULOUS – 5 Swan Place, dock

Kelly Risotto of Land Use Ecological Analysis, LLC presented the application. She reported that approval has been obtained from the Department of State, the DEC and the Army Corps of Engineers.

The Board inquired if there were COs on other structures on the property (swimming pool, boat house). The Village Engineer will enquire of the Building Department if there are any required COs.

The Village Attorney, Eugene Barnosky, requested that the applicant submit the deed and title policy for the property.

The Village Engineer, Dan Falasco will determine if a SEQRA application is necessary. Ms. Risotto will return next month.

BOJBASA – 9 Bareback Court, 2nd floor addition and interior alteration.

No one attended to present the application. It was mentioned that construction may have commenced. An inspector will be dispatched to review the site.

OLD BUSINESS

CZERWONKA/VAN BOXTEL- 4 Beach Plum Lane, 2 story addition, garage addition, new windows, roofing, decks, and exterior finishes.

Mr. & Mrs. Czerwonka were present to discuss the application.

The application has received the required variances.

The Village Engineer stated that he did not see any drainage for the new addition. The applicant offered that it was determined that water flow is sufficient, and a drywell is not required.

A motion was offered by Jacqueline Rudman, seconded by Dan Segal to approve the application subject to the Building Inspector's review of the potential need for changes to the sanitary system. Approval was granted unanimously.

SINKIN – 25 Spring Hollow Road, dock

The Board was advised that this matter was withdrawn from consideration at this meeting.

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 submit the completed, updated report at the next meeting.

MINUTES OF January 3, 2022 FOR REVIEW AND APPROVAL

A motion to approve the minutes of the January 3, 2022, meeting was offered by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff and unanimously approved.

NEXT MEETING: April 4, 2022, 7:00 pm

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