

Incorporated  
VILLAGE OF NISSEQUOGUE

PLANNING BOARD

MINUTES

October 3, 2022

7:00 pm

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

Others present: Eugene Barnosky, Esq. Village Attorney  
Lindsay Crocker, Esq. Village Attorney  
Richard Smith, Mayor  
Michael Fazio, Chair, ZBA  
Daniel Falasco, Village Engineer  
Herta Walsh, Secretary

Absent: Kaylee Engellenner

**OLD BUSINESS:**

**GEORGAKOPOULOS** – 5 Swan Lane, dock

Prior to proceedings, Daniel Segal recused himself.

Public Hearing began at 7:00 pm. Please see transcript of meeting.

**RUBMAN** – 1 Bluff Road, beach access stairs

The Planning Board has received revised plans as well as a revised EAF to match those plans.

The following Resolutions were passed:

A motion was offered by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff to declare the Planning Board as lead agency and, pursuant to the attached "State Environmental Quality Review Negative Declaration," to find that the Action will not have significant adverse impact on the environment and to adopt a negative declaration pursuant to Article 8 of the Environmental Conservation Law.

A motion was offered by Jacqueline Rudman, seconded by Jill Rosen-Nikoloff, to approve the application subject to compliance with all conditions of the Board of Trustees Resolution 099-22 and that all New York State DEC requirements are met.

**BLUFF REALTY LLC v. PETER MARULLO, ET AL. (PLANNING BOARD OF THE VILLAGE OF NISSEQUOGUE)**

The following Resolution was offered by Jacqueline Rudman, seconded by Daniel Segal, and unanimously approved:

BE IT RESOLVED, that the attached Stipulation of Settlement in the above matter is hereby approved and Peter Marullo is hereby authorized to execute and sign same.

**EXECUTIVE SESSION**

A motion was offered by Peter Marullo, seconded by Daniel Segal, to enter executive session for the purpose of discussing strategy regarding a particular application at 8:35 pm.

The motion was passed unanimously.

At 9 pm a motion was offered by Peter Marullo, seconded by Jacqueline Rudman, to exit the executive session, and it passed unanimously.

**NEW BUSINESS**

**BUOY 9 CORP. AND AMRESINV, LLC** -260 Old Mill Road, new home

Plans that were submitted are incomplete. Applicant has been notified.

**ARDITO** -538 Long Beach Road, construct stairs down bluff with 6 landing platforms and revegetate disturbed areas. No one present to discuss application. Application adjourned to Nov. 7.

**MINUTES OF September 6, 2022, FOR REVIEW AND APPROVAL**

A motion to approve the minutes of September 6, 2022, was offered by Daniel Segal, seconded by Jill Rosen-Nikoloff and unanimously agreed.

**NEXT MEETING:** November 7, 2022, 7:00 pm.