

**VILLAGE OF NISSEQUOGUE  
ZONING BOARD OF APPEALS  
MAY 20, 2024  
ZBA PUBLIC HEARING MINUTES**

A Public Meeting of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, Nissequogue, NY on Monday, May 20, 2024. Meeting was opened at 7:00 PM.

The ZBA chairman opened the meeting at 7:00 PM mentioning that a ZBA hearing will be held with 5 variances being sought by one applicant. The ZBA chairman and ZBA board members answered the questions and concerns asked by applicant's and their representatives.

In the matter of the appeal of Chad and Kimberly Drechsler, 4 Reinhart Court, St. James, NY 11780 for the application for a new dwelling which was denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-24 B (1)(b) requires a minimum lot area in an R-1 district of one acre and the applicant is proposing a lot area of .927 acres.
2. Village Code 128-24 B (3)(b) requires a minimum depth lot of 200' and the applicant is proposing a minimum depth lot of 184.58'.
3. Village Code 128-24 B (10)(b) requires the square footage of a two story structure including garage not to exceed 8% of the square footage of the lot and the applicant is proposing 13%.
4. Village Code 128-24 B (7)(b) requires a rear yard setback of 50' and the applicant is proposing a setback of 30'.
5. Village Code 128-24 B (5)(b) requires a side yard set back for pool equipment of 30' and the applicant is proposing a setback of 26'.

Property is located at a point on the westerly side of Reinhart Court, and East Long Beach Road in the Village of Nissequogue, NY. SCTM 802-6-1-16.001

ZBA Members Present:

Michael Fazio, Chairman  
William Kent  
Desmond Murphy  
Cristofer Damianos  
Ron Rothman

Others Present:

Susan Cimino McGarrigal, ZBA Secretary  
Deborah Kniesser, Court Reporter  
Chad Drechsler, homeowner  
Kimberly Drechsler, homeowner  
Michael Macrina, Architect for homeowner  
Shirley Dabalsky, neighbor on Reinhart Court  
Joanie Dabalsky, neighbor on Reinhart Court  
Mayor Richard Smith

Meeting adjourned at 7:31 PM

Respectfully submitted,

Susan Cimino McGarrigal, ZBA Secretary  
Village of Nissequogue