

**VILLAGE OF NISSEQUOGUE
ZONING BOARD OF APPEALS
JUNE 17, 2024 MINUTES**

A Public Work Session of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, Nissequogue, NY on Monday, June 17, 2024. Meeting was opened at 7:00 p.m. The ZBA board members had a discussion regarding the decision for the ZBA hearing that was held on Monday, May 20, 2024. Regarding the proposed dwelling on Reinhart Court, St. James, NY.

The ZBA board members voted with five ZBA Board members present. The decisions were reached by unanimous votes, with five separate votes on each variance.

In the matter of the appeal of Chad and Kimberly Drechsler, 4 Reinhart Court, St. James, NY - SCTM 802-6-1-16.001 for the following variances:

1. Village Code 128-24 B (1) (b)
2. Village Code 128-24 B (3) (b)
3. Village Code 128-24 B (10) (b)
4. Village Code 128-24 B (7) (b)
5. Village Code 128-24 B (5) (b)

Decisions:

- #1. Regarding the lot size, .93 acre is granted.
- #2. Regarding lot depth is granted, there shall be 15.4' of relief from the 200' minimum.
- #3. The request for an increase in FAR is denied.
- #4. The request for rear setback relief is denied.
- #5. The request to place the pool equipment outside the building envelope is denied.

Zoning Board of Appeals Members Present:

Michael Fazio, Chairman

William Kent

Desmond Murphy

Cristofer Damianos

Ron Rothman

Others Present:

Susan Cimino McGarrigal, ZBA Secretary

Meeting adjourned at 8:54 p.m.

Respectfully submitted,

Susan Cimino McGarrigal

ZBA Secretary

Village of Nissequogue