

**VILLAGE OF NISSEQUOGUE
ZONING BOARD OF APPEALS
SEPTEMBER 23, 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, September 23, 2024. Meeting was opened at 7:00 PM.

The ZBA chairman opened the meeting at 7:00 PM mentioning one ZBA hearing will be held with one variance being sought by the applicant. The ZBA chairman and ZBA board members answered the questions and concerns asked by applicant and his representatives.

ZBA Members Present:

Michael Fazio, Chairman
William Kent
Cristofer Damianos
Ron Rothman

Others Present:

Susan Cimino McGarrigal, ZBA Secretary
Deborah Kniesser, Court Reporter
Mayor Richard Smith
John Marques, (applicant) homeowner
Joseph Neitzel, Architect for homeowner
Vincent Trimarco, Attorney for homeowner
Jim Gallo, neighbor

CMPR Management, LLC., - John Marques – 523 LONG BEACH ROAD, ST. JAMES, NY 11780 – SCTM – 802-3-3-8 Variance for the following Village Code:

1. Village Code 128-24 B (10) (b) requires that for a two-story structure including the garage, the square footage (floor area) shall not exceed 8% of the square footage of the lot. The applicant is proposing a floor area ratio. Of 9.64% from 8.61% existing.

Meeting adjourned at 7:20 PM

Respectfully submitted,

Susan Cimino McGarrigal, ZBA Secretary