

**VILLAGE OF NISSEQUOGUE
ZONING BOARD OF APPEALS
DECEMBER 18, 2023
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, December 18, 2023. Meeting was opened at 7:01 PM.

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
Tanya Cutolo, representative for Pamela Krauth
Pamela Krauth, ZBA applicant for 9 Wilderness Road
Al Krauth, husband of applicant
Jay George, neighbor
Paul Graf, Wilderness H.O.A. President and neighbor
Michael Conklin, neighbor
Mary Fondacaro, neighbor
Robert Fondacaro, neighbor
Andreas Grill, neighbor
Charlene Grill, neighbor
Herta Walsh, visitor
Daniel Zlotnick, neighbor

KRAUTH, PAMELA – 9 WILDERNESS ROAD, ST. JAMES, NY 11780 – SCTM – 802-3-2-26 Variances for the following Village Codes:

1. Village Code 128-24 B (5)(a) & (6)(a) requires a minimum side yard of 60' with the minimum of both side yards to be 140'. The applicant is proposing side yard of 60'8" and 66'5" for a total of proposed setback of 127'1"
2. Village Code 128-24 B (1)(a) requires a minimum lot area per dwelling of two acres. The applicant is proposing a minimum lot area of 1.99 acres.
3. Village Code 128-24 B (2) requires a minimum lot width at the main building line of 250' and the applicant is proposing a minimum lot width of 197'4".

The ZBA chairman opened the meeting at 7:01 PM mentioning the variances being sought by applicant. Tanya Cutolo, the representative for the applicant, read a letter stating the purpose for seeking the variances which was included in the ZBA application. Tanya also presented the Wilderness Subdivision map which included present homes with similar front yard and side yard setbacks. The floor plan for the new dwelling on 9 Wilderness Road was also presented. Questions and concerns were raised by the Wilderness H.O.A. President Paul Graf, and several other the neighbors of the applicant regarding the front and side yard setbacks. The ZBA chairman and ZBA board members answered the questions and concerns asked by the neighbors.

Meeting adjourned at 7:49 PM

Respectfully submitted,

Michael Fazio, Chairman