

**VILLAGE OF NISSEQUOGUE
ZONING BOARD OF APPEALS
MARCH 18, 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, March 18, 2024. Meeting was opened at 7:00 PM.

The ZBA chairman opened the meeting at 7:00 PM mentioning that two separate ZBA hearings will be held with variances being sought by two separate applicants. The ZBA chairman and ZBA board members answered the questions and concerns asked by applicants and their representatives.

ZBA Members Present:

Michael Fazio, Chairman
William Kent
Desmond Murphy
Ron Rothman

Others Present:

Susan Cimino McGarrigal, ZBA Secretary
Deborah Kniesser, Court Reporter
Caroline Delafield Cox, homeowner
Carmine Grasso, Architect for homeowner
Joseph Bollhoffer, Attorney for homeowner
Keith Kieltyka, Builder for homeowner
Cristina Bravin, Expeditor for homeowner

CAROLINE COX – 530 LONG BEACH ROAD, ST. JAMES, NY 11780 – SCTM – 802-3-2-38 Variance for the following Village Code:

1. Village Code 128-24 B (4) requires a minimum front yard setback of 100'. The applicant is proposing a front yard setback of 19.8' ft setback.

This was a continuance hearing for the homeowner, on January 22, 2024 the ZBA Board members along with Mrs. Cox's representatives agreed for a continuance. The Board voted to grant the new proposal. The decision was reached by a unanimous vote with four ZBA Board members present. This decision was held at a Public ZBA Hearing, held on March 18, 2024.

ADAM OBLETZ AND LAURA LUPINACCI – 2 LAUREL HILL PATH, ST. JAMES, NY 11780 –
SCTM – 802-11-3-36 Variances for the following Codes:

1. Village Code 128-24 B (5) (a) & (6) (a) requires a side yard setback of 60' and 80' not to be less than 140' and the applicant is proposing a setback of 64.8' and 67.7' for the in-ground swimming pool for a total proposed setback of 132.5'.
2. Village Code 128-24 B (5) (a) & (6) (a) requires a side yard setback of 60' and 80' not to be less than 140' and the applicant is proposing a setback of 60' and 64.3' for the in-ground swimming pool for a total proposed setback of 124.3'
3. Village Code 128-24 B (10) (a) requires that any swimming pool and all its appurtenances and accessories shall be located entirely in the rear yard of the premises. Specifically, they shall not be located in any front yard or in any portion of the principal building or buildings and the side lot lines and extending from the curbline to the rear property line. The applicant is proposing locating the in-ground swimming pool and all of its appurtenances and accessories to be placed in the side yard of the premises.

After the closing of the second hearing the ZBA Board members voted to grant the three variances as proposed. These three decisions were reached by three separate votes, all being unanimous votes, with four ZBA Board members present. This decision was held at a Public ZBA Hearing, held on March 18, 2024.

Meeting adjourned at 7:45 PM

Respectfully submitted,

Michael Fazio, Chairman