

VILLAGE OF NISSEQUOGUE
ZONING BOARD OF APPEALS
DECEMBER 17, 2022 MINUTES

A Public Work Session of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, Nissequogue, NY on Saturday, December 17, 2022. Meeting was opened at 10:17 AM.

ZBA members present:

Michael Fazio, Chairman
William Kent
Ron Rothman

Others present:

Susan Cimino McGarrigal, ZBA Secretary

FEENEY – 517 Long Beach Road, St. James, NY 11780

Hearing date: 11/21/2022, #1. Village Code 128-24 B(5)(a) & (6)(a), #2. Village Code 128-24 B(5)(a) & (6)(a), #3. Village Code 128-24 B (10(a), #4. Village Code 128-24 (2)(a). The applicants are seeking to add a front and rear addition, including covered portico and entrance porch, new roof structure and interior alterations.

Property is located on the east side of Long Beach Road – 714.42 feet South of Stillwater Road. In the Village of Nissequogue, SCTM 802-3-4-2.

After discussion about reduction of side yard setbacks, placement of utilities, an increase of (FAR) Of 0.47%, and maintenance of the existing non-conforming minimum lot width of 216'6".

The decision was reached by four separate votes with three ZBA members present. The first vote was unanimous, the decision was denied. The second vote was unanimous, the decision was denied. The third was unanimous, the decision was granted. The fourth vote was unanimous, the decision was granted. The decision was held at a Public work session on Saturday, December 17, 2022.

Additionally, the utility units placed in the rear should be appropriately screened according to the advice and consent of the Building Department.

Meeting adjourned at 10:44 AM
Respectfully submitted,

Susan Cimino McGarrigal
ZBA Secretary
Village of Nissequogue