

**VILLAGE OF NISSEQUOGUE  
ZONING BOARD OF APPEALS  
JANUARY 29, 2022 MINUTES**

**A public work session of the Zoning Board of Appeals was held remotely via telephone conference on January 29, 2022. Meeting was opened at 9:32 AM.**

**ZBA members present:**

**Michael Fazio, Chairman  
William Kent  
Cristofer Damianos  
Desmond Murphy  
Ron Rothman  
Suzy Cimino McGarrigal, Secretary**

**LUKASZ CZERWONKA & CHRISTINE VAN BOXTEL - 4 Beach Plum Lane, St. James, NY Variances for the following Village codes:**

- 1. Village Code 128-24 B (5) requires a side yard setback of 30' & 30' not to be less than 60' and applicant existing setback of 20' and 19.5' for a total of 39.5' existing.**
- 2. Village Code 128-24 B (10) 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 and the applicant proposes square footage which is 18.33% of the square footage.**

**After discussion regarding the side yard setbacks the applicant is not seeking any change from the currently existing setbacks which were granted in a variance in 1977 when the structure was originally structured. Regarding the (FAR) Floor Area Ratio of 18.33% the FAR represents an increase of 7.51% over the currently existing 10.8% the variance as requested.**

**Vote was unanimous decision the variance was granted with no conditions.**

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**The members discussed the upcoming continuance hearing for Santi & Nancy Greco - 5 Pheasant Run, St. James, NY scheduled for Monday, January 31, 2022.**

**Meeting adjourned at 10:45 AM.**

**Respectfully submitted,**

*Suzy Cimino McGarrigal*

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