

PM

**VILLAGE OF NISSEQUOGUE
ZONING BOARD OF APPEALS
JANUARY 31, 2022 MINUTES**

A public meeting of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, Nissequogue, NY on January 31, 2022. Meeting was opened at 7:30 P.M.

ZBA members present:

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

Others present:

Deborah Kniesser - Court Reporter
Santi Greco - homeowner
Nancy Greco - homeowner
Brian Sinsabaugh - Attorney
Ron Zakary - Architect
Dr. Anoop Kapoor
Dr. Urvashi Kapoor

SANTI & NANCY GRECO - 5 Pheasant Run, St. James, NY Variances for the following Village codes:

1. Village Code 128-24 B (4) requires 100' front yard setback and applicant revised proposal 80'-1 5/8"
2. Village Code 128-24 B (5) & (6) requires side yard set back of 60' and 80" not to be less than 140' and applicant revised proposal 70' - 8' and 60' - 2 1/2" setback for a total of 130'- 10 1/2".
3. Village Code 128-24 C (1) (d) requires rear yard setback of 100' from the bluff and the applicant revised proposal 79'- 2 3/8".

RECEIVED FEB 10 2022

AM

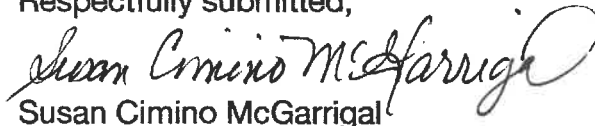
**VILLAGE OF NISSEQUOGUE
ZONING BOARD OF APPEALS
JANUARY 31, 2022 MINUTES**

Brian Sinsabaugh the attorney for the applicants asked about the allowable rear yard set backs to the Bluff, and side yard setbacks. The ZBA members addressed the Bluff setbacks as stated in the Covenants and Restrictions. The Architect Ron Zakary will revise plans as a renovation not a new construction. Dr. Anoop Kapoor had questions regarding the revised plans and the side yard setbacks.

After discussion regarding the applicants ZBA appeal, the ZBA members, the homeowners, along with their architect and attorney agreed for a continuance hearing. The continuance hearing date to be determined.

Meeting adjourned at 8:10 P.M.

Respectfully submitted,


Susan Cimino McGarrigal