

**VILLAGE OF NISSEQUOGUE  
ZONING BOARD OF APPEALS  
MARCH 2, 2022 MINUTES**

A public hearing of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, St. James, New York on March 2, 2022.  
Meeting was opened at 7:30 P.M.

ZBA Members present:

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

Others present:

Deborah Kniesser, Court Reporter  
Nancy Greco, homeowner  
Ron Zakary, Architect  
Dr. Anoop Kapoor  
Dr. Urvashi Kapoor

SANTI & NANCY GRECO – 5 Pheasant Run, St. James, NY seeking Variances for the following Nissequogue Village Codes:

1. Village Code 128-24B (4) requires 100' front yard setback and applicant revised proposal 86' – 4 3/8".
2. Village Code 128-24 B (5) & (6) requires side yard setback of 60' and 80' not to be less than 140' and applicant revised proposal 72' – 2" and 60' 1 3/4" setback for a total of 132' – 3 3/4" .

Property is located on the north side of Pheasant Run and 1,071.87' west of Short Beach Road (Boney Lane) in the Village of Nissequogue, SCTM 802-1-2-5.8.

Michael Fazio the ZBA Chairman opened this public meeting stating the continuation of the prior hearings. The first hearing was held on Monday, November 22, 2021, and the second hearing was held on Monday, January 31, 2022. The applicants are seeking to renovate the structure, not to demolish the existing home.

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Ron Zakary the architect for Mr. and Mrs. Greco presented to the ZBA board members his new revised site plan with front yard and side yard setbacks. The F.A.R. (Floor Area Ratio) is 950 sq ft below the F.A.R. The height has not changed and is at 31' – 10 ½".

Desmond Murphy ZBA member said if the Variance is granted it be a required condition for the homeowner to submit a Foundation Location Survey, and Ridge Line Location Survey of the North side of the basement.

Michael Fazio closed the meeting stating that the ZBA board members will get together at a future date after the transcripts have been submitted from the court reporter regarding this hearing. The homeowners will be notified with the decision within sixty days of this hearing.

Meeting adjourned at 7:50 P.M.

Respectfully submitted,

Susan Cimino McGarrigal  
ZBA Secretary  
Village of Nissequogue