



INCORPORATED VILLAGE OF NISSEQUOGUE

631 MORICHES ROAD, ST. JAMES, NEW YORK 11780

ZONING BOARD OF APPEALS

ZBA Public Work Session Saturday, May 31, 2025 Minutes

A public work session of The Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, St. James, NY on Saturday, May 31, 2025. Meeting was opened at 10:00 am. All five ZBA Board members present, four attended the meeting at the Village Hall and one of the ZBA Board Members joined the public work session via video conference from a remote location in the country of Ireland. There was a discussion pertaining to the ZBA public hearings which were held on Monday, April 21, 2025 and Monday, May 19, 2025. The ZBA Chairman made a motion to the ZBA Board members to vote on three separate ZBA public hearings.

In the matter of the appeal of SCTM: 802-4-2-1.3, located at 5 Fox Point Drive, St. James, NY 11780 for the Stacy and Leonard Tarzia application to legalize an existing accessory structure (pool house) which was denied for zoning by the Village of Nissequogue Building Department. ZBA public hearing was held on Monday, April 21, 2025

Decision: Variance #1 denied the vote was 4-1

Decision: Variance #2 granted the vote was unanimous.

This decision was held at a ZBA public work session on Saturday, May 31, 2025.

In the matter of the appeal of SCTM: 802-4-2-1.3, located at 5 Fox Point Drive, St. James, NY 11780 for the Stacy and Leonard Tarzia application to legalize an existing accessory structure (masonry fireplace) which was denied for zoning by the Village of Nissequogue Building Department. ZBA public hearing was held on Monday, May 19, 2025.

Decision: Variance was denied the vote was 4-1. This decision was held at a ZBA public work session on Saturday, May 31, 2025.

In the matter of the appeal of SCTM: 802-3-3-16, located at 18 Stillwater Road, St. James, NY 11780 for the Joseph Vigiano and Jennifer Spinner Vigiano application to demolish existing one-story home, garage, and porches and build a two-story home with attached garage. ZBA public hearing was held on Monday, May 19, 2025.

Decision: Variances #1, #2, and #3 were granted the vote was unanimous. This decision was held at a ZBA public work session on Saturday, May 31, 2025.

ZBA Members present:

Michael Fazio, Chaiman

Desmond Murphy (via video conferencing at remote location)

William Kent

X. Cristofer Damianos

Ron Rothman

Others Present:

Susan Cimino McGarrigal, ZBA Secretary

Meeting adjourned at 12:00 PM

Respectfully submitted,

Susan Cimino McGarrigal

ZBA Secretary

Village of Nissequogue