



**VILLAGE OF NISSEQUOGUE**  
**ZONING BOARD OF APPEALS**

**June 16, 2025**

**ZBA PUBLIC HEARING MINUTES**

A Public Hearing of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, Nissequogue, NY on Monday, June 16, 2025. Meeting was opened at 7:00 PM.

The ZBA chairman opened the meeting at 7:00 PM mentioning that a ZBA hearing will be held with 3 variances being sought by one applicant. The ZBA chairman and ZBA board members answered the questions and concerns asked by applicant's representatives, and neighbors.

In the matter of the appeal of 9 Parsons Lane, St. James, NY 11780, SCTM 802-9-3-11.1 for David Quartarone and Danielle Schiano Quartarone application to add on an in-ground swimming pool which was denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-24 B [5] (a) requires a side yard setback of 60' and the applicant is proposing side yard setbacks of 56.8' existing.
2. Village Code 128-24 B [4] (a) requires a front yard setback of 100' and the applicant is proposing a front yard setback of 80.6'.
3. Village Code 128-33 [C] requires that any swimming pool and all its appurtenances and accessories shall be located entirely in the rear yard of the premises. Specifically, they shall not be located in any front yard or in any portion of the lot located in the space created between the nearest roofed portion of the principal building or buildings and the side lot lines and extending from the curblineline to the rear property line. The applicant is proposing locating the pool and all of its appurtenances and accessories to be placed in the front yard of the premises.

ZBA Members Present:

Michael Fazio, Chairman

Desmond Murphy

X. Cristofer Damianos

Ron Rothman

Others Present:

Susan Cimino McGarrigal, ZBA Secretary

Deborah Kniesser, Court Reporter

Ryan Mitola, Attorney for the applicant

Eileen Ryan, Attorney for the applicant

Thomas Vulpis Jr., Architect for the applicant

Jen Raniolo, neighbor

Michael Musumeci, neighbor

Joe Arico, Inspector for Building Department

Danielle Quartarone, applicant

David Quartarone, applicant

Meeting adjourned at 7:47 PM

Respectfully submitted,

Susan Cimino McGarrigal, ZBA Secretary

Village of Nissequogue