

**VILLAGE OF NISSEQUOGUE  
ZONING BOARD OF APPEALS  
APRIL 15, 2024  
ZBA PUBLIC HEARING MINUTES**

A Public Meeting of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, Nissequogue, NY on Monday, April 15, 2024. Meeting was opened at 7:00 PM.

The ZBA chairman, and ZBA board members had a discussion about the variances being sought by the applicant. The ZBA board members answered the questions and concerns asked by applicant and their representatives.

THOMAS McCARTHY, BERRY HILL HOMES, INC., – 21 STILLWATER ROAD, ST. JAMES, NY 11780 – SCTM – 802-3-5-23 Variance for the following Village Code:

1. Village Code 128-24 B (5)(a) requires a side yard setback of 80' and 60' with a combined side yard setback of 140'. The applicant is proposing side yard setbacks of 77'5" and 45' for a total proposed setback of 122'5".

The ZBA board members voted to grant the the variances. This decision was reached by a unanimous vote with all five ZBA board members present. This decision was held at a Public ZBA Hearing, held on April 15, 2024.

ZBA Members Present:

Michael Fazio, Chairman  
William Kent  
Desmond Murphy  
Cristofer Damianos  
Ron Rothman

Others Present:

Susan Cimino McGarrigal, ZBA Secretary  
Deborah Kniesser, Court Reporter  
Thomas McCarthy, homeowner (applicant)  
Michael Morbillo, Architect for homeowner  
Vincent Trimarco, Attorney for homeowner  
Phil DeBlasio, Builder for homeowner  
Mark Alber, neighbor

Meeting adjourned at 7:44 PM

Respectfully submitted,

Michael Fazio, Chairman