

**VILLAGE OF NISSEQUOGUE  
ZONING BOARD OF APPEALS  
NOVEMBER 9, 2024 PUBLIC WORK MEETING MINUTES**

A Public Work Session of the Zoning Board of Appeals was held at the Nissequogue Village Hall, 631 Moriches Road, Nissequogue, NY on Saturday, November 9, 2024. Meeting was opened at 10:00 AM. There was a discussion pertaining to the ZBA hearing that was held on Monday, October 21, 2024 for the property at 3 Swan Place, St. James, NY, SCTM: 802-10-4-9.3 for Anthony and Patricia Izzo's residence. There were five ZBA board members who attended the ZBA public work meeting.

The ZBA chairman made a motion to the ZBA Board members to vote on the 6 variances the applicant applied for at 3 Swan Place, St. James, NY. The decision was reached by six separate votes. The voting for variances #1, #2, #3, and #4, four ZBA members voted yes, and 1 ZBA member abstained from voting. The voting for variances #5 and #6 all five ZBA members voted unanimously, yes. All six variances were granted with certain conditions for the homeowner to follow up with the Village of Nissequogue Building Department.

ZBA Members present:

Michael Fazio, Chairman

William Kent

Desmond Murphy

Cristofer Damianos

Ron Rothman

Others present:

Susan Cimino McGarrigal, ZBA Secretary

John Huber, attorney for the applicant

Anthony Izzo, homeowner/applicant

Meeting adjourned at 10:16 AM

Respectfully submitted,

Susan Cimino McGarrigal

ZBA Secretary

Village of Nissequogue