

**VILLAGE OF NISSEQUOGUE
631 MORICHES ROAD
ST. JAMES, NEW YORK
11780**

BOARD OF APPEALS

PUBLIC NOTICE

Pursuant to the provisions of Chapter 128 of the zoning ordinance of the Village of Nissequogue, NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Village of Nissequogue will hold a Public Hearing at the Village Hall, 631 Moriches Road, Nissequogue, NY on Monday December 13, 2021, at 7:30 PM to consider the following:

In the matter of the application of Lukasz Czerwonka and Christine Van Boxtel, 4 Beach Plum Lane garage and two story addition:

1. Village Code 128-24 B (5) & (6) requires side yard setback of 30' and 30' not to be less than 60' in an R-1 zone and applicant proposes to maintain side yard setbacks of 20' and 19.5' for total of 39.5' existing.
2. Village Code 128-24 B (10) (b) requires the maximum floor area per two story structure including the garage, the square footage (floor area) shall not exceed 8% of the square footage of the lot and the applicant proposes 18.33% .

Property is located on the westerly side of Beach Plum Lane and 640.4 ' north of East Long Beach Road in the Village of Nissequogue, SCTM 802-6-3-5.

Dated: November 20, 2021

By Order of :
Michael S. Fazio
Chairman
Board of Appeals