

**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, St. James, NY, on Monday, December 18, 2023 at 7:00 PM to consider the following: In the matter of the application of Pamela Krauth, 9 Wilderness Road, St. James, NY 11780 for the application for a new dwelling which was denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-24 B (5)(a) & (6)(a) requires a minimum side yard of 60' with the minimum of both side yards to be 140'. The applicant is proposing side yard of 60'8" and 66'5" for a total proposed setback of 127'1".
2. Village Code 128-24 B (1)(a) requires a minimum lot area per dwelling of two acres. The applicant is proposing a minimum lot area of 1.99 acres.
3. Village Code 128-24 (B) (2) requires a minimum lot width at the main building line of 250' and the applicant is proposing a minimum lot width of 197'4".

Property is located on the north side of Wilderness Road – 854.33 feet west of Long Beach Road in the Village of Nissequogue, SCTM 802–3-2-26

**Dated: November 6, 2023
By Order of:
Michael Fazio – Chairman
Board of Appeals**