

**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, May 20, 2024 at 7:00 PM to consider the following: In the matter of the appeal of Chad and Kim Drechsler, 4 Reinhart Court, 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 (1)(b) requires a minimum lot area in an R-1 district of one acre and the applicant is proposing a lot area of .927 acres.
2. Village Code 128-24 B (3)(b) requires a minimum depth lot of 200' and the applicant is proposing a minimum depth lot of 184.58'.
3. Village Code 128-24 B (10)(b) requires the square footage of a two story structure including garage not to exceed 8% of the square footage of the lot and the applicant is proposing 13%.
4. Village Code 128-24 B (7)(b) requires a rear yard setback of 50' and the applicant is proposing a setback of 30'.
5. Village Code 128-24 B (5)(b) requires a side yard set back for pool equipment of 30' and the applicant is proposing a setback of 26'.

Property is located at a point on the westerly side of Reinhart Court, and East Long Beach Road in the Village of Nissequogue, NY. SCTM 802-6-1-16.001

Dated: April 22, 2024

By Order of:

**Michael Fazio – Chairman
Board of Appeals**