

**INCORPORATED**  
**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 19, 2025 at 7:00 PM to consider the following:

In the matter of the appeal of 18 Stillwater Road, St. James, NY 11780 for Joseph Vigiano and Jennifer Spinner Vigiano application to demolish existing one-story home, garage, and porches and build a two-story home with attached garage which was denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-24 B [2] requires the minimum lot width at the main building line to be 250 feet and the applicant proposes a minimum lot width of 182. 3’.
2. Village Code 128-24 B [5] requires a minimum side yard setback of 60’ and the applicant proposes a side yard setback of 53’ 4”.
3. Village Code 128-24 B [6] requires a minimum total of both side yards of 140’ and the applicant proposes a total of both side yards of 118’ 6”.

**Property 18 Stillwater Road, St. James, NY 11780 is located on the North side of Stillwater Road and 1,725 feet East of Long Beach Road in the Incorporated Village of Nissequogue, NY. SCTM 802-3-3-16**

**Dated: April 21, 2025**

**Michael Fazio – Chairman**