

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, June 16, 2025 at 7:00 PM to consider the following:

In the matter of the appeal of 9 Parsons Lane, St. James, NY 11780 for David Quartarone and Danielle Schiano Quartarone application to add on an in-ground swimming pool which was denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-24 B [5] (a) requires a side yard setback of 60' and the applicant is proposing side yard setbacks of 56.8' existing.
2. Village Code 128-24 B [4] (a) requires a front yard setback of 100' and the applicant is proposing a front yard setback of 80.6'.
3. Village Code 128-33 [C] requires that any swimming pool and all its appurtenances and accessories shall be located entirely in the rear yard of the premises. Specifically, they shall not be located in any front yard or in any portion of the lot located in the space created between the nearest roofed portion of the principal building or buildings and the side lot lines and extending from the curblineline to the rear property line. The applicant is proposing locating the pool and all of its appurtenances and accessories to be placed in the front yard of the premises.

Property 9 Parsons Lane, St. James, NY 11780 is located 267' 16" east of Nissequogue River Road, in the Incorporated Village of Nissequogue, NY. SCTM 802-9-3-11.1

Dated: May 6, 2025

Michael Fazio – Chairman