

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

**BOARD OF APPEALS**

**PUBLIC NOTICE**  
**INCORPORATED VILLAGE OF NISSEQUOGUE**

**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, March 18, 2024 at 7:00 PM.**

**In the matter of the application of Adam Obletz and Laura Lupinacci, 2 Laurel Hill Path, St. James, NY 11780 for the application to add an in-pool was denied for zoning by the Village of Nissequogue Building Department.**

1. Village Code 128-24 B (5) (a) & (6) (a) requires a side yard setback of 60' and 80' not to be less than 140' and the applicant is proposing a setback of 64.8' and 67.7' for the pool for a total proposed setback of 132.5'.
2. Village Code 128-24 B (5) (a) & (6)(a) requires a side yard setback of 60' and 80' not to be less than 140' and the applicant is proposing a setback of 60' and 64.3' for the pool equipment for a total proposed setback of 124.3'.
3. Village Code 128-24 B (10) (a) 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 side yard of the premises.

**Property is located on the southwest corner of Laurel Hill Path and Stonegate – in the Village of Nissequogue,  
SCTM 802-11-3-36.**

**Dated: February 15, 2024  
By Order of:  
Michael Fazio – Chairman  
Board of Appeals**