

**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 continuance Public Hearing at the Village Hall, 631 Moriches Road, Nissequogue, NY Monday , August 15, 2022 at 7:00 PM

In the matter of the applicants Albert and Dana Cremer, 3 Somerset Place, St. James, NY 11780.

The applicants propose to install and locate a 25' x 40' gunite in-ground swimming pool on the side yard.

1. Village Code 128-33 (A) No portion of any swimming pool or tennis court or similar athletic facility shall be located closer to any lot line than the required minimum yard dimensions set forth in 128-24.
2. Village Code 128-33 (C) 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 curblin to the rear property line.
3. 128-58. Variances. [Amended 3-212-2006 by L.L. No. 2-006]

Where the strict application of any of the requirements of this chapter to the case of an exceptionally irregular, narrow, shallow or steep lot or other exceptional physical condition would result in practical difficulty or unnecessary hardship which would deprive the owner of the reasonable use of the land or building involved, the Board of Appeals shall have the power, upon appeal, to vary or adjust the strict application of the regulations or provisions of this chapter.

- A. Use Variances. (1) (2) (a) (b) (c) (d)
- B. Area Variances. (1) (2) (3)
- C. Imposition of conditions.

Property is located beginning at a point on the southerly side of Somerset Place (Not Open) distant 373.02 feet easterly and southeasterly from the corner framed by the intersection of the easterly side of Triple Oak Lane and the southerly side of Somerset Place (Not Open) in the Village of Nissequogue, SCTM 802-03-01-1.3

Dated: July 13, 2022

By Order of:

**Michael S. Fazio
Chairman
Board of Appeals**