

**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 , November 21, 2022 at 7:00 PM to consider the following:

In the matter of the applicants Myles and Laura Feeney, 517 Long Beach Road, St. James, NY 11780 for the application to add a front and rear addition including covered portico & entrance porch, new roof structure and interior alterations which were 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 59'3" and 59'2" for a total. Proposed setback of 118'5" reduced from a setback of 60'9" and 61' for a total of 121'9' existing.
2. Village Code 128-24 B (5)(a) & (6)(a) requires a side yard set back of 60' and 80' not to be less than 140' and the applicant is proposing a setback of 59'3' and 30'5" for air conditioning equipment and a generator for total proposed setback of 89'8".
3. Village Code 128-24 B (10)(a) requires that for a one-story structure including garage, the square footage (floor area) shall not exceed 6% of the square footage of the lot and the applicant proposes square footage which is 6.47% of the square footage of the lot.
4. Village Code 128-24 (2)(a) requires that minimum lot width at the main building line shall be 250 feet and the applicant has an existing minimum lot width of 216'6" at the main building line.

Property is located on the east side of Long Beach Road- 714.42 feet South of Stillwater Road in the Village of Nissequogue, SCTM 802-3-4-2

Dated: October 14, 2022

**By Order of:
Michael S. Fazio
Chairman
Board of Appeals**