

**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 , January 23, 2023 at 7:00 PM to consider the following:

In the matter of the applicants Meghann & Gregory Bohle, 5 Short Path, St. James, NY 11780 for the application to add a swimming pool, patio and fencing which were denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-24 B (5) requires a side yard setback of 60' and 80' not to be less than 140' and applicant is proposing a reduction of the 60' side yard setback to 26'.
2. Village Code 128-24 B (7). Requires a rear yard setback of 60' and applicant proposes a 25' setback.
3. Village Code 128-24 B (5) requires a side yard setback of 60' and 80' not to be less than 140' and applicant is proposing a reduction of the 60' side yard setback to 7'5" for pool equipment.
4. Village Code 128-33 C requires 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 curblines to the rear property line. The applicant is proposing that the pool and its appurtenances and accessories be located in the side yard.
5. Village Code 128-27 E (2) (k) specifically prohibits chain-link fence, except surrounding pools and tennis courts and applicant proposes a chain-link fence surrounding the yard.
6. Village Code 128-27 D states any fence or wall shall be placed at least one foot back from the property line. Any fence erected in a front yard shall be placed at least 25 feet back for the property line. The applicant proposes the fence be placed on the property line.

Property is located on the north side of Short Path – 450 feet East of Long Beach Road in the Village of Nissequogue, SCTM 802-3-3-6

Dated: December 13, 2022

**By Order of:
Michael Fazio – Chairman
Board of Appeals**