

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, October 21, 2024 at 7:00 PM to consider the following:

In the matter of the appeal of 3 Swan Place, St. James, NY 11780 for the Anthony and Patricia Izzo application for a 16' x 32' in-ground swimming pool with abutting patio, pool equipment with fence to code and retaining walls, which was denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-27 C[1][a] requires that no constructed fence or wall shall be more than four feet in height at the rear of homes and buildings. The applicant is proposing a wall 8 feet in height.
2. Village Code 128-27 C[1][a] requires that no constructed fence or wall shall be more than four feet in height at the rear of homes and buildings. The applicant is proposing a wall 12 feet in height.
3. Village Code 128-27 C[1][a] requires that no constructed fence or wall shall be more than four feet in height at the rear of homes and buildings. The applicant is proposing a wall 13 feet 6 inches in height.
4. Village Code 128-27 C[1][a] requires that no constructed fence or wall shall be more than four feet in height at the rear of homes and buildings. The applicant is proposing a wall 15 feet in height.

Property 3 Swan Place is located approximately 1,200 feet north of intersection with Cordwood Path in the Village of Nissequogue, NY. SCTM 802-10-4-9.3

Dated: September 19, 2024

Michael Fazio – Chairman

Board of Appeals