

INCORPORATED

**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, April 21, 2025 at 7:00 PM to consider the following:

In the matter of the appeal of 5 Fox Point Drive, St. James, NY 11780 for the Stacy and Leonard Tarzia application to legalize an existing accessory structure (pool house) which was denied for zoning by the Village of Nissequogue Building Department.

1. Village Code 128-24 B [5] [a], and Village Code B [6] [a] requires a side yard setback 60' with a combined side yard setback of 140' and the applicant is proposing side yard setbacks of 53.7' and 64.6' respectively with a combined side yard setback of 118.3'.
2. Village Code 128-27 E [2] [k] prohibits chain link fencing except surrounding pools and tennis courts and the applicant is proposing a chain link fence.

Property 5 Fox Point Drive, St. James NY is located on the north side of Fox Point Drive, St. James, NY approximately 351.32' North of Hunters Way in the Incorporated Village of Nissequogue, NY. SCTM 802-4-2-1.3

Dated: February 21, 2025

Michael Fazio – Chairman