

INCORPORATED VILLAGE OF MASSAPEQUA PARK
NASSAU COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN pursuant to the provision of the State of New York, that a Public Hearing will be held by the Zoning Board of Appeals in the Incorporated Village of Massapequa Park on **Wednesday, October 14, 2015 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3917 To consider the variance application of Ms. Chantel O'Shea/ Mr. Kenyon Krapf, 14 Mansfield Drive, Massapequa Park, NY 11762 to maintain a six (6) foot fence in the second front yard without the required 13' setback.

Such proposal is in violation of Village Code Chapter 345-40(B1) Fences and Similar Obstructions which states: On corner plots the front side shall be limited to non-opaque, not solid fences no higher than 48". The street side (side yard) shall be entitled to a six (6) foot opaque solid fence, provided a minimum 13 foot setback from the property line is maintained. Existing fence starts at the east corner foundation and is setback from the foundation 22'-5" splays to 26'-5" from the east corner foundation and continues to south property line and continues along south property line and ends in rear yard. Setback from fence to property line referencing area from northeast corner foundation is 2.77 feet and splays to a greater dimension going south.

Case No.3918 To consider the variance application of Mr. Anthony Tanico, 413 Eastlake Avenue, Massapequa Park NY 11762 to maintain a roof over patio, rear cellar entrance, and two (2) air conditioning units without the required rear yard setbacks.

Such proposal is in violation of Village Code Chapter 345-31(H) Rear and Side Yards, which states: Must maintain a 15 foot rear yard setback to all structures; existing roof over patio is located 6.5 feet, two (2) a/c units are located 3.43 feet and approximately 5.0 feet and cellar entrance is located 3.22 feet to rear property line.

Case No. 3919 To consider the variance application of Ms. Victoria Root, 348 Lakeshore Blvd., Massapequa Park, NY 11762 to maintain a partially sunk in pool and a side platform with steps, without the required setbacks.

Such proposal is in violation of Village Code Chapter 345 Article VI, Special Use Regulations 345-41(J) Pools - Distances which states: No portion of a pool, including walkways, pumps, filters, showers, accessories or pool water disinfectants shall be

located at a distance less than five (5) feet from any side or rear property line or building setback line. Existing pool is located 3.4 feet from rear property line. Chapter 345-31 Rear and Side Yards which states: Must maintain a five (5) foot side yard setback. Existing platform and steps are four (4) feet to side property line.

Case No. 3920 To consider the variance application of CJD NY Enterprises, Inc., 145 First Avenue, Massapequa Park, NY 11762 to maintain a second floor dormer and an existing shed without the required setbacks.

Such proposal is in violation of Village Code Chapter 345-31(C) Rear and Side Yards which states: The minimum required rear yard setback is 15 feet. Existing corner property has a 6.9' rear yard setback. Chapter 345-43(B) Sheds which states that all sheds shall be a minimum of two feet from the rear and either side of the property line. Existing shed is located 1.5 feet and 1.1 feet from rear and side property lines.

**By order of the Zoning Board of Appeals
September 24, 2015**