

**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, December 9, 2015 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

**Case No. 3921** To consider the variance application of Mr. Seth Roberts, 124 Harbor Lane, Massapequa Park, NY 11762 to maintain a portico in violation of Village Code.

Such proposal is in violation of Village Code Chapter 345-30 Permitted Structures in Front Yards which states: Allowed a front covered portico that can extend six (6) ft. from house line and have a width a maximum of eight (8) ft. across and a roofline may extend an additional one (1) ft. on each end. Existing portico projects from house 7' 0" and has a base width of 9' 4". Roof line width across is 11' 6".

**Case No. 3922** To consider the variance application of Mr. John Lovett, 127 Von Huenfeld Street, Massapequa Park NY 11762 to erect a rear yard accessory structure in violation of Village Code.

Such proposal is in violation of Village Code Chapter 345-28(C) Lot Coverage which states: maximum lot coverage allowed is 30%. Proposed lot coverage is 37.23%.

**Case No. 3923** To consider the variance application of Mr. Gregory Masaitis, 299 Pittsburg Avenue, Massapequa Park, NY 11762 to maintain an a/c condensing unit in the second front yard and to maintain an above ground pool with filter without the required setbacks in violation of Village Codes.

Such proposal is in violation of Village Code Chapter 345-30(D2) Permitted Structures in Front Yards which states: The following items are permissible encroachments; a portico, porch, and a temporary storage container. The a/c condenser is located 23.66 ft. to second front property line.

Such proposal to maintain pool and filter in side yard is in violation of Village Code Chapter 345-41(J) Distances which states: No portion of a pool, filters, etc. shall be located at a distance less than five (5) feet from any side or rear property line or building setback line. Pool is located 4.4 ft. from west side property line and filter is located 3.7 ft. from building setback line.

**Case No. 3924** To consider the variance application of Mr. Kevin Greaney, 1409 Lakeshore Drive, Massapequa Park, NY 11762 to maintain a generator, a/c condenser in second front yard and an above ground pool with platform in side yard in violation of Village Codes.

Such proposals are in violation with Village Codes Chapter 345-30(D) Permitted Structures in Front Yards which states: The following items are permissible encroachments; a portico, porch, and a temporary storage container. Existing generator and condenser are located 19.14 ft. and 20.9 ft. to front property line. Chapter 345-31 Rear & Side Yard which states: In a Residential "A" District must maintain a side yard setback of five (5) ft. Existing above ground pool is located 3.5 ft. to side property line and platform is located zero (0 ft.) to side yard property line.

**Case No. 3925** To consider the variance application of Mr. and Mrs. Stuart Zura, 375 Eastlake Avenue, Massapequa Park, NY 11762 to erect a rear yard dormer directly over existing first floor, maintain existing shed without the required setbacks in violation of Village Codes.

Such proposals are in violation of Village Code Chapter 345-31 Rear and Side Yard which states: Must maintain a 15 ft. rear yard setback. Proposed second floor dormer to be located directly over existing first floor which is 11 ft. at N/E foundation and splays to 12.3 ft. at S/E foundation. Existing shed is in violation of Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. Existing shed is located 0.5 ft. to rear and 1.8 ft. to side property lines.

**Case No. 3926** To consider the variance application of Mary Aiuto Inc., 183 Bannon Place, Massapequa Park, NY 11762 to maintain a garage conversion on a non-conforming lot in violation of Village Code.

Such proposal to maintain a garage conversion on a non conforming lot violates Chapter 345-29(A) Area Standards in Residential "A" District which states: Generally. Every building hereafter erected or structurally altered in Residential A District shall be on a lot having the area, frontage and depth on both sides provided in 345-28 (A1). Existing lot is 60 ft. wide by approximately 85 ft. deep.

**By order of the Zoning Board of Appeals  
November 19, 2015**