

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, May 13, 2015 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3891 To consider the variance application of Mr. Frank Matzen, 1285 Lakeshore Drive, Massapequa Park, NY 11762 to erect a six (6) feet solid fence along the second front yard closer than allowed by code.

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 nonopaque, not solid fences no higher than 48 inches. 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 is maintained. Proposed fence would be located starting at the NW foundation line and go to north property line and proceed along north property line with zero (0) setback to east property line and proceed south to end at south property line.

Case No. 3892 To consider the variance application of Mr. Steven Buscemi, 1328 Lakeshore Drive, Massapequa Park, NY 11762 to maintain a rear yard setback of pool and walkway in violation with Village setbacks.

Such proposal is in violation of Village Code Chapter 345-41(J) Pools and 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. Proposed pool is located 2.90' (34.8") from rear property line which is 4.1' (49") less than required by code. Walkway is two (2) feet wide with 0.9' (10.8") setback to property line which is 4.1' (49.2") less than required.

Case No. 3893 To consider the variance application of Mr. Raymond Tesar, 47 Monroe Street, Massapequa Park, NY 11762 to erect a six (6) foot solid fence in second front yard without the required 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 nonopaque, not solid fences no higher than 48 inches. 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 is maintained. Proposed fence would start at SE foundation and proceed east stopping five (5) feet from east property line and proceed north parallel along east property line to north property line and proceed west stopping at east foundation line.

Case No. 3894 To consider the variance application of Mr. Arthur Hecht, 245 Abbey Street, Massapequa Park, NY 11762 to erect a stockade fence taller than allowed by code.

Such proposal is in violation of Village Code Chapter 345-40 Fences and Similar Obstructions which states: Erection restricted. No person shall erect in any residential district of the Village a solid fence, such as but not limited to a basket-weave-type fence, a solid board fence or any synthetic or metal solid fence that is greater than six (6) feet in height or is before the front house setback; nor shall there be erected in such zone any fence more than 48 inches in height, excepting in the rear of the front line of the house, in which case the same shall be not more than six (6) feet. Proposed eight (8) foot high fence to be installed starting at the NE corner of foundation proceed to and along the north property line and ending at the west property line.

Case No. 3895 To consider the variance application of Colleen Maloney, 170 Koehl Street, Massapequa Park, NY 11762 to erect a front portico in violation with Village Code.

Such proposal is in violation of Village Code Chapter 345-D2 Permitted Structures in Front Yards which states: Portico can be eight (8) feet wide with an additional one (1) foot roof overhang on each side for a total of ten (10) feet maximum. Proposed portico at base would be 9' 4" wide with its roof line to be 12' 9" which is 1' 4" and 2' 9" respectively larger than allowed by code.

**By order of the Zoning Board of Appeals
April 23, 2015**