

**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, July 15, 2015 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

**Case No. 3902** To consider the variance application of Mr. and Mrs. Steven Rose, 227 Greenwich Avenue, Massapequa Park, NY 11762 to maintain a rear yard deck without the required rear yard setback.

Such proposal violates Village Code Chapter 345-31 (A) Rear and Side Yards which states: Must maintain a 15 foot rear yard setback to all structures; existing deck is located 10.8 feet from rear property line.

**Case No. 3903** To consider the variance application of Mr. and Mrs. Paul Dulanto, 210 Glengariff Road, Massapequa Park, NY 11762 to erect second floor side dormers over existing first floor with first floor interior alterations violating lot coverage, and to maintain an existing small shed in violation with side yard setback.

Such proposal violates Village Code Chapter 345-28(C) Lot and Building Area which states: In a residential district the maximum lot coverage permitted shall be 30%. Proposed lot coverage is 32.06%. Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) feet. Existing shed has a zero (0) setback to side property line.

**Case No. 3904** To consider the variance application of Mr. and Mrs. Paul Costello, 181 Arthur Street, Massapequa Park, NY 11762 to erect a six (6) foot fence in the second front yard without the required 13' setback.

Such proposal violates 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. Proposed fence would be located four (4) feet from east property line.

**Case No. 3905** To consider the variance application of Mr. Michael Farella, 316 Euclid Avenue, Massapequa Park, NY 11762 to erect a six (6) foot fence in both front yards and maintain central air conditioning unit in second front yard in violation of Village Code.

Such proposal violates 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. Proposed fence in second front yard would start at northwest corner of foundation, run west to west property line with 2' setback, run south to south property line, and proceed east along east property line. Proposed fence in front yard starts at northeast corner of garage, run north to north property line with zero (0) setback, run along and end at east property line.

Such proposal is in violation of Village Code Chapter 345-30(D) Permitted Structures in front yards which states: The following items are permissible encroachments; a portico, porch, and temporary storage container. Existing central air conditioning condenser is located approximately 21.5 feet from west property line.

**Case No. 3906** To consider the variance application of Planned Investors Corp., 1039 – 1043 Park Blvd., Massapequa Park, NY 11762 to use the 40' x 100' parcel of land known as Section 53 Block 56, Lots 4669-4670 zoned Residential A for a parking lot area of 4,000 square feet to be used by tenants and patrons of the commercial building located in the adjacent (G) district pursuant to Chapter 345, Zoning Article II Administration and Enforcement 345-11B (5,6) Variances.

**Case No. 3907** To consider variance application of Mr. Richard Bula, 50 Third Avenue, Massapequa Park, NY 11762 to install a central air conditioning condenser in the second front yard in violation of Village Code.

Such proposal violates Village Code Chapter 345-30 (D2) Permitted Structures in Front Yards which states: The following items are permissible encroachments; a portico, porch and temporary storage container. Proposed condenser to be located 25.35 feet to south property line.

**Case No. 3908** To consider the variance application of Mr. Douglas Doxey, 137 Grand Blvd., Massapequa Park, NY 11762 to erect a rear yard deck which will exceed lot coverage.

Such proposal is in violation of Village Code Chapter 345-28(C) Lot and Building Area which states: In a residential district the maximum lot coverage permitted shall be 30%. Proposed lot coverage is 33.5%

**By order of the Zoning Board of Appeals  
June 25, 2015**