

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, **February 25, 2015 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3873 To consider the variance application of Mr. Mahendra Raghubeer, 51 Eastlake Avenue, 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 one (1) foot from South property line.

Case No. 3881 To consider the variance application of Mr. and Mrs. Domenic Laurenti, 441 Park Blvd., Massapequa Park, NY 11762 to maintain rear yard deck too close to side property line and in excess of lot coverage in violation with Village Codes.

Such proposals are in violation of Village Code Chapter 345-31 Rear and Side Yards which states: Structures require five (5) foot side yard setback. Deck is located four (4) feet from side property line. Village Code Chapter 345-28(C) Lot Coverage which states: Maximum lot coverage permitted is 30%. Existing deck brings lot coverage to 33.1%.

Case No. 3882 To consider the variance application of Mr. and Mrs. Thomas Lattanzio, 12 Third Avenue, Massapequa Park, NY 11762 to construct a new second floor addition for Mother/Daughter and first floor alterations with new front foyer and covered porch which exceeds maximum lot coverage.

Such proposal is in violation of Village Code Chapter 345-28 (C) Lot coverage which states: The maximum lot coverage permitted shall be 30%. The proposed is 35.1%, 5.1% greater than allowed by code.

Case No. 3883 To consider the variance application of Mr. and Mrs. Michael Allocco, 18 Skylark Road, Massapequa Park, NY 11762 to erect a second story deck and maintain existing rear yard shed in violation of Village Code.

Such proposal is in violation of Village Code Chapter 347-27 Height Restrictions which states: Walking surfaces of all external stairways, decks, patios or similar structures erected/constructed or renovated must be no higher than five (5) feet above grade. Proposed deck would be 11'-3" above grade. Village Code Chapter 345-43 Sheds which states: No point of a shed shall be closer than two (2) feet from side or rear property lines. Existing shed is located 0.35' (4.2") from side property line.

Case No. 3884 To consider the variance application of Mr. and Mrs. Seth Kirschbaum, 201 Fillmore Street, Massapequa Park, NY 11762 to install an in ground pool, filter, heater and fence in violation of Village Code.

Such proposals are in violation of the following Village Codes: Chapter 345-41 (H.J.) Pools, Walkways, Distances, which states: An unobstructed walk area not less than 24 inches wide shall be provided to extend entirely around pools below grade. Also, no portion of a pool, including walkways, pump, filters, showers, accessories of pool water disinfectants shall be located at a distance less than five (5) feet from any side or rear property line or building set back line. Pool is located six (6) feet from rear property line, which is one (1) foot less than required by code, and rear walkway is four (4) feet from rear property line, one (1) foot less than required and pool is three (3) feet from side property line, four (4) feet less than required by code. Village Code Chapter 345-40(A) Fences and Similar Obstructions which states: Only allowed a four (4) foot open picket in front yard and allowed a six (6) foot solid fence only in line with or behind front foundation. Proposed six (6) foot fence would be installed 14.3 feet from front property line and heater and filter located 15.3 feet from the front property line.

Case No. 3885 To consider the variance application of Mr. and Mrs. Joseph Laudisio, 93 Von Huenfeld Street, Massapequa Park, NY 11762 to erect a second story addition which violates Village Code.

Such proposal is in violation of Village Code Chapter 345-31A Rear and Side Yards which states: All structures require a minimum 15 foot rear yard setback. Proposed addition would have a 5.3 foot rear yard setback, 9.7 feet less than required by code.

Case No. 3886 To consider the variance application of Mr. and Mrs. Kevin Neubauer, 128 Charles Avenue, Massapequa Park, NY 11762 to erect a new first floor front addition in violation of Village Code.

Such proposal is in violation of Village Code Chapter 345-39(A) Front Yards which states: Minimum required front yard setback must be 25 feet. Proposed 33 Sq. Ft. front addition extends five (5) feet into the 25 foot front yard setback.

**By order of the Zoning Board of Appeals
February 6, 2015**