

**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, January 13, 2016 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

**Case No. 3927** To consider the variance application of Mr. Sergio Centa, 382 Atlantic Avenue, Massapequa Park, NY 11762 to maintain location of pool equipment in violation of Village Code.

Such proposal is in violation of Village Code Chapter 345-41(J) Distances which states: No portion of a pool, including walkways and pump, filter, showers, accessories or pool water disinfectants shall be located at a distance less than five (5) ft. from any side or rear property line or building setback line. Pool equipment is located 2.5 ft from side property line.

**Case No. 3928** To consider the variance application of Mr. and Mrs. Thomas Walsh, 266 Violet Street, Massapequa Park, NY 11762 to maintain rear yard structures in violation of Village Code.

Such proposal to maintain a rear yard deck off the house and an accessory deck off the pool and hot tub are in violation of Village Code Chapter 345-31 Rear and Side Yards which states: Must maintain a 15 ft. rear yard setback to all structures; existing deck attached to house has a zero (0) setback to rear property line, and accessory deck at pool has a 3.0 ft. setback to rear property line. Also, Chapter 345-41 (J) Distances which states: No portion of a pool or hot tub shall be located a distance less than five (5) ft. from any side or rear property line. Existing hot tub is located 1 ft. from rear property line.

**Case No. 3929** To consider the variance application of Mr. Anthony Lucich, 301 Euclid Avenue, Massapequa Park, NY 11762 to erect a six (6) ft. fence in the second front yard of this corner property 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 non-opaque, not solid fences no higher than 48". The street side (side yard) shall be entitled to a six (6) ft. opaque solid fence, provided a minimum 13 ft. setback from the property line is maintained. Proposed fencing would start at the NW intersecting second front and rear

property lines and run east for 32 ft., run south 40 ft. and then run six (6) ft. perpendicular to west property line. Proposed fence would be located with zero (0) setback from west property line.

**Case No. 3930** To consider the variance application of Mr. Terrence Tucker, 10 Brendan Avenue, Massapequa Park, NY 11762 to maintain a six (6) ft. fence in the front yard of this corner property in violation of Village Code.

Such installation 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 ft. setback from the property line is maintained. The installed six (6) ft. fence starts at the NE corner of garage and runs north, stops approximately seven (7) ft. from front property line then runs east to property line and then runs south and ends at south property line.

**Case No. 3931** To consider the variance application of Mr. Kevin Neubauer, 128 Charles Avenue, Massapequa Park, NY 11762 to maintain an a/c condenser in the side yard without the required side yard setback.

Such proposal is in violation of Village Code Chapter 345-31 Rear and Side Yards which states: Must maintain a five (5) ft. side yard setback. Existing condenser is located 34" from side property line.

**Case No. 3932** To consider the variance application of Ms. Colleen Maloney, 170 Koehl Street, Massapequa Park, NY 11762 to maintain 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) ft. wide with an additional one (1) ft. roof overhang on each side for a total of ten (10) ft. maximum. Existing portico has a roofline 13'- 11" across with a base that is 10'-9" across which is 3'11" and 2'-9" respectively larger than allowed by code.

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