

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 7, 2016 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3986 To consider the variance application of Mr. and Mrs. Richard Maione, 363 Pittsburg Avenue, Massapequa Park, NY 11762 to maintain in the front yard six (6) ft. to four (4) ft. solid fencing and to maintain an existing rear yard shed ALL in violation of Village Code.

Such proposals are in violation of Village Codes; Chapter 345-40(A) Fences and Similar Obstructions which states: Only allowed a four (4) ft. open picket in front yard and allowed a six (6) ft. solid fence only in line with or behind front foundation. Existing six (6) ft. to four (4) ft. solid fencing starts at front foundation line and runs along west property line dropping down to four (4) ft. which ends approximately three (3) ft. from sidewalk. Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. Existing shed located in the NW corner of rear yard is approximately four (4) inches from west property line and less than two (2) ft. to north property line.

Case No. 3987 To consider the variance application of Mr. and Mrs. Joseph Campisi, 64 Violet Street, Massapequa Park, NY 11762 to maintain the following; front wood deck and portico, rear sunroom, bath addition and shed in violation of Village Code.

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%. Existing lot coverage is 35.8% Chapter 345-43(D) Sheds which states: Any shed as defined by this section shall have a vertical height of not more than nine (9) ft. Existing sheds height is 10' -3" to top of ridge.

Case No. 3988 To consider the variance application of Mrs. Christina Monahan, 47 Strully Drive, Massapequa Park, NY 11762 to maintain a four (4) ft. solid fence atop a retaining wall in violation of Village Code.

Such proposal violates Village Code Chapters 345-40(A), 345-40(F) which states:

345-40(A)

Erection restricted. No person shall erect in any residential district of any 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) ft. 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) ft.

345-40(F)

The height of a fence shall be measured from the natural grade of the property at all points along the fence run. The height of the fence shall be the highest point of the fence measured at the natural grade. Man-made berms, retaining walls and other structures shall not be considered part of the natural grade.

Existing four (4) ft. fence sits atop a 19-inch-tall retaining wall approximately 63 inches above natural grade which is setback 47 inches from the inner sidewalk line and runs along equidistant from east property line.

Case No. 3989 To consider the variance application of Mr. and Mrs. Andrew Harrington, 211 Pacific Street, Massapequa Park, NY 11762 to install a basement egress window well in the front yard in violation of Village Code.

Such proposal violates Village Code 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. Proposed egress window well would project 3.7 ft. from front foundation and extend across foundation 5.8 ft.

Case No. 3990 To consider the variance application of Mr. and Mrs. Kevin Cirrito, 21 Lincoln Avenue, Massapequa Park, NY 11762 to maintain a four (4) ft. solid fence before the front foundation in violation of Village Code

Such proposal violates Village Code Chapter 345-40(A) 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) ft. 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) ft.

Existing four (4) ft. solid fence starts at the front foundation line and extends to the front property line with last section of fences scalloped down to a three (3) ft. tall section.

**By order of the Zoning Board of Appeals
November 18, 2016**