

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 17, 2016 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3933 To consider the variance application of Mr. and Mrs. John Tetro, 232 Greenwich Avenue, Massapequa Park, NY 11762 to maintain a rear sunroom with hot tub, two (2) rear and side decks and a shed in violation of Village Code.

Such proposals are in violation of Village Code Chapters 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 32.85%. Chapter 345-43 Sheds which states: Side and Rear Yard Setbacks must be greater or equal to two (2) feet. Existing shed is located in the rear S/E corner of lot 1.3 feet to the east and 1.2 feet to south property lines.

Case No. 3934 To consider the variance application of Ms. Mary Wrona, 305 Broadway, Massapequa Park, NY 11762 to maintain an existing air conditioning unit on the north side yard adjacent to garage without the required side yard setback.

Such proposal is in violation with Village Code Chapter 345-31 Rear & Side Yard which states: Must maintain a side yard setback of five (5) feet. Existing condenser unit is located 4.0 feet to the property line.

Case No. 3935 To consider the variance application of Mr. Andre Bagnasco, 83 Pacific Street, Massapequa Park, NY 11762 to maintain a mini split air conditioning condenser in the front yard and a hot tub located in the south side yard in violation with Village Code.

Such proposal is in violation with 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. Existing condenser is located 23.1 feet from front property line. Chapter 345-31 Rear and Side Yards which states: Must maintain a five (5) foot side yard setback. Existing hot tub is located 1'- 2" to south side property line.

Case No. 3936 To consider the variance application of Mr. Bryan Eslinger, 275 Pennsylvania Avenue, Massapequa Park, NY 11762 to install two (2) air conditioning condensers in the second front yard in violation of Village Code.

Such proposals are in violation of Village Code Chapters 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 two (2) condensers would be located 17'- 6" from west property line.

Case No. 3937 To consider the variance application of Mr. Steven Buscemi, 1328 Lakeshore Drive, Massapequa Park, NY 11762 to maintain a rear yard setback of pool, walkway, and pool equipment 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. Proposed pool equipment to be located 0.67 ft. from south property line.

Case No. 3938 To consider the variance application of Mr. Noz Firoz, 374 Charles Avenue, Massapequa Park NY 11762 to erect a sunroom on the north side of home in violation of side yard setback.

Such proposal violates Village Code Chapter 345-31 Rear and Side Yards which states: Must maintain a five (5) foot side yard setback. Proposed sunroom would be located 4.0 feet from side property line.

**By order of the Zoning Board of Appeals
January 29, 2016**