

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, March 23, 2016 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3939 To consider the variance application of Ms. Karena Earl-Innes, 47 Sixth Avenue, Massapequa Park, NY 11762 to erect a six (6) foot fence in the second front yard without the required 13' setback, and maintain a shed in the corner rear yard without the required setbacks.

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 along the north property line with a 6' setback. Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) feet. Existing shed is located 10 inches from rear and side property lines.

Case No. 3940 To consider the variance application of Mr. and Mrs. Raymond Falcone, 350 Charles Avenue, Massapequa Park, NY 11762 to build a one (1) story addition in the second front yard without the required front yard setback.

Such proposal is in violation with Village Code Chapter 345-30(A) Front Yards which states: Minimum required front yard setback must be 25 feet. Proposed one (1) story addition is located 15'-7" from the south property line.

Case No. 3941 To consider the variance application of Mr. and Mrs. Sal Dibella, 230 Park Place, Massapequa Park, NY 11762 to erect a built in pool on this parcel having three (3) front yards without the required rear and side setbacks in violation with Village Code.

Such proposal is in violation with Village Code Chapters 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 or 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. Proposed pool to be located five (5) feet from west and south property lines, and the two (2) foot walkway to be located three (3) feet from west and south property lines both deficient by two (2) feet.

Case No. 3942 To consider the variance application of Mr. Alan Barbarino, 395 Philadelphia Avenue, Massapequa Park, NY 11762 to maintain a six (6) foot fence on 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) foot opaque solid fence, provided a minimum 13 foot setback from the property line is maintained. Existing fence is located 8.25 feet from property line and 17 feet from foundation.

Case No. 3943 To consider the variance application of Mr. and Mrs. Thomas LoVarco, 51 Birch Lane, Massapequa Park, NY 11762 to maintain lot coverage and the following in the second front yard; a two tier deck, jacuzzi with roof over, shed and fencing atop portion of deck 7'-2" tall. In the rear yard a sauna and shed ALL in violation with Village Code.

Such proposal to maintain shed, two tier deck, jacuzzi with roof over and sauna violates Village Codes Chapter 345-30(D2) Permitted Structures in Front Yards which states only permitted a front covered portico and front porch. Also violates Chapter 345-31(A) Rear and Side Yards which states: Must maintain a 15 foot rear yard setback to all structures. Existing sauna is 0.42 feet from rear property line, deck is located 8.5 feet to rear property line and 10.4 feet from north property line, shed is located 6.5 feet from north property line. Also violates 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 12 foot setback from the property line is maintained. Existing fence atop the west side deck is 7'-2" tall and extends the width of the deck. Violates 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 southeast corner of yard and has a setback less than one (1) foot. (NOTE: same shed previously varianced to be maintained with two (2) foot setbacks). Also with the existing aforementioned and proposed pending second story sunroom will violate 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 would be 31.2%.

**By order of the Zoning Board of Appeals
March 3, 2016**