

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, August 10, 2016 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3970 To consider the variance application of Mr. Joseph Ryan, 261 Harbor Lane North, Massapequa Park, NY 11762 to maintain an existing solid gate in the second front yard without the required thirteen foot 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” tall. 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. Existing six (6) ft. gate is located 19.3 ft. from foundation and 8.2 ft. from inner edge of sidewalk.

Case No. 3971 To consider the variance application of Mrs. Denise Padyk, 166 Clark Boulevard, Massapequa Park, NY 11762 to enlarge an existing front vestibule without the required setback.

Such proposal violates Village Code Chapter 345-30(A) Front Yards which states: Minimum required front yard setback must be 25 ft. Proposed extension of existing vestibule would be located 1.7 ft. into the 25 ft. front yard setback leaving 23.3 ft. from front property line.

Case No. 3972 To consider the variance application of Mr. Seth Roberts, 124 Harbor Lane, Massapequa Park, NY 11762 to maintain a fence in areas where fencing is taller than allowed by code.

Such proposal violates Village Code Chapter 345-40(A) Fences and Similar Structures 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 fence varies in height from six (6) ft. to seven (7) ft. in the rear yard.

Case No. 3974 To consider the variance application of Mr. and Mrs. Thomas LoVarco, 51 Birch Lane, Massapequa Park, NY 11762 to maintain the following in the second front yard: a two tier deck and fencing atop portion of deck six (6) ft. tall. In the rear yard a sauna and shed ALL in violation with Village Code.

Such proposal to maintain two tier deck 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 ft. rear yard setback to all structures. Existing sauna is five (5) ft. from rear property line; deck is located 8.5 ft. to rear property line and 10.4 ft. 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) ft. opaque solid fence, provided a minimum 13 ft. setback from the property line is maintained. Existing fence atop the west side deck is six (6) ft. tall and extends the width of the deck. Violates Chapter 345-53 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. Existing shed is located in the southeast corner of yard and has a setback less than one (1) ft. (NOTE: same shed previously on variance to be maintained with two (2) ft. setbacks).

Case No. 3975 To consider the variance application of Mrs. Annette Singer, 110 Garfield Street, Massapequa Park, NY 11762 to erect an above ground pool in the front yard of this corner property in violation with Village Code.

Such proposal is in violation of Village Code Chapter 345-30 Permitted Structures in front yards which states only permitted a front covered portico, porch or a temporary storage container. Also violates Village Code Chapter 345-41(J) Distances which states: No portion of a pool, including walkways and pump, filters, showers, accessories on 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. Proposed pool would be located five (5) ft. from front and side property lines and be completely before the front foundation line.

**By order of the Zoning Board of Appeals
July 22, 2016**