

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, September 14, 2016 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3976 To consider the variance application of Mr. Michael Razza, 251 O'Connell Street, Massapequa Park, NY 11762 to erect a six (6) ft. solid fence in the front yard and maintain a plastic shed 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". Proposed six (6) ft. solid fence would be located in front yard 13 ft. from both south property line and foundation line.

Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. Existing shed is located approximately six (6) inches from both north and east property lines.

Case No. 3977 To consider the variance application of Mr. and Mrs. Matthew Farrugia, 341 Broadway, Massapequa Park, NY 11762 to maintain existing diving board location in violation of Village Code.

Such proposal violates Village Code Chapter 345-41(H,J) Pools, Walkways, Distances, which states: An unobstructed walk area not less than 24" 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) ft. from any side or rear property line or building setback line. Existing diving board is located 1' 6" to north property line.

Case No. 3978 To consider the variance application of Mr. Raymond Bombardiere, 19 Wilson Street, Massapequa Park, NY 11762 to maintain an above ground partially sunk pool with decking, fence, shed, c/a condenser, and generator ALL in violation of Village Codes.

Such proposal violates Village Code Chapter 345-41 (H, J) Pools, Walkways, Distances, which states: Among other things 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) ft. from any side or rear property line or building setback line. Pool and pool

equipment is located approximately two (2) ft. before the building setback line and deck is four (4) ft. before the building setback line. Deck is located approximately six (6) inches from side property line.

Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. and shed cannot exceed 120 sq. ft. Existing shed is located 2.4 inches to (N) and 1.1 ft. to (E) property lines and exceeds maximum allowable square footage by 11.55 sq. ft.

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". Existing six (6) ft. solid fence is located approximately 4.5 ft. before the building setback line.

Chapter 345-30 (D2) Permitted Structures in Front Yards which permits only a front covered portico, front porch or temporary storage container. Existing c/a condenser and generator are both located in second front yard 27.1 ft and 26.5 ft. respectively from (W) property line.

Case No. 3979 To consider the variance application of Mr. and Mrs. Matthew Fodera, 47 McKinley Street, Massapequa Park, NY 11762 to install a six (6) ft. fence in front yard 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 shall be limited to non-opaque, not solid fences no higher than 48". Proposed six (6) ft. solid fence would be located in front yard 14' from foundation line and 12.2' from front property line.

**By order of the Zoning Board of Appeals
August 25, 2016**