

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, January 18, 2017 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3991 To consider the variance application of Mr. Michael Ritholz, 61 Smith Street, Massapequa Park, NY 11762 to reconstruct a previously legal non-conforming second story stairs to grade and maintain a wood and plastic shed without the required setback in violation of Village Code.

Such proposals are in violation of Village Codes Chapter 345-27 Height Restrictions which states: Cannot have any deck, platform, walking surface elevated greater than five (5) ft. above grade. Reconstruction of platform and stairs would be approximately 13 ft. above grade. Also, Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. Existing sheds are located a few inches from rear property line.

Case No. 3992 To consider the variance application of Mr. Michael Allocco, 18 Skylark Road, Massapequa Park, NY 11762 to maintain a kidney shaped pool without the required side yard setback in violation with Village Code.

Such proposal is in violation of Village Code Chapter 345-41 (H, J) Pools, Walkways, Distances, which states an unobstructed walk area of 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) ft. from any side or rear property line or building setback line. Pool is located five (5) ft. from side south property line, two (2) ft. less than required by code.

Case No. 3993 To consider the variance application of Mr. Louis Tromba, 321 Grand Blvd., Massapequa Park, NY 11762 to maintain two (2) central air conditioning condensers too close to property line in violation of Village Code.

Such proposal is in violation of Village Code Chapter 345-31 Rear and Side Yards which states: Must maintain a five (5) ft. side yard setback. Existing condensers are located 4.0 ft. and 4.5 ft. from side property line.

By order of the Zoning Board of Appeals
December 30, 2016

