

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 20, 2019 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 4128 To consider the variance application of Mr. Bryan Giuntini, 161 St. Regis Drive, Massapequa Park, NY 11762 to maintain a six (6) foot fence and a plastic shed in the second front yard both in violation of Village Code.

Such proposals are in violation of the following Village Codes:

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 inches. 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 six (6) foot fence located in the second front yard starts at the southwest corner foundation and goes west stopping 23 feet seven (7) inches from foundation, one (1) foot 10 inches from west property line and runs to north property line and then returns east along north property line.

Chapter 345-30 (D2) Permitted Structures in Front Yards which permits only a front covered portico, porch, egress window well and a temporary storage container.

Chapter 345-43(C) Sheds which states: No shed shall be allowed to stand in the front setback of the house on the subject premises.

Existing plastic shed is located in the second front yard, two (2) feet east of the existing six (6) foot PVC fence.

Case No. 4129 To consider the variance application of Mr. Anthony Avitable, 88 O'Connell Street, Massapequa Park, NY 11762 to maintain an inground pool with an enlarged walkway not having the required five (5) foot setback from property lines in violation of Village Code.

Such proposal is in violation of the following 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) feet from any side or rear property line or building setback line.

Existing two (2) foot walkway has been enlarged to now have a less than the required five (5) foot setback to rear and side property lines. Pavers are approximately two (2) feet from south and west fence lines.

Case No. 4130 To consider the variance application of Mr. Theo Delyanis and Ms. JoAnn Devivio, 201 Fulton Street, Massapequa Park, NY 11762 to install a central air conditioning condenser in the second front yard and maintain a six (6) foot solid fence in the official front yard ALL in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-30 (D2) Permitted Structures in Front Yards which permits only a front covered portico, porch, egress window well and a temporary storage container.

Proposed central air conditioning to be located approximately 21 feet from west property line.

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 inches. 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 six (6) foot fence starts at the southeast corner foundation, runs 19 feet eight (8) inches south stopping nine (9) feet 11 inches from south property line and then proceeds to and along east property line.

**By order of the Zoning Board of Appeals
February 28, 2019**