

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, February 24, 2021 at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 4233 To consider the variance application of Mr. and Mrs. Scott Findling, 314 Cypress Street, Massapequa Park, NY 11762 to install a semi-inground pool and pool equipment forward of front foundation 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) feet from any side or rear property lines or building setback line. Proposed semi-inground pool to be located 11 feet forward of north front foundation, a discrepancy of 16 feet more than code allows. Pool equipment to be located approximately 15 feet forward of north foundation, 20 feet further north than code allows.

Case No. 4234 To consider the variance application of Mr. Roberto Dias and Ms. Nicole Trainor, 382 Charles Avenue, Massapequa Park, New York 11762 for a proposed first and second floor addition, lot coverage, height and shed ALL in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-31 (C)1 Side Yards which states: Must maintain a five (5) foot side yard setback. Proposed first floor addition to be located four (4) feet from north property line, a discrepancy of one (1) foot.

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 to be 31.41%.

Chapter 345-27 (A) Height which states: No building in any district shall be erected to a height in excess of 30 feet. Proposed height to be 32 feet – eight (8) inches, a discrepancy of two (2) feet eight(8) inches.

Chapter 345-43 (B) Sheds which states: All sheds on Residential property shall be a minimum of two (2) feet from rear and either side property lines. Existing shed is located 1.6 feet from south property line, a discrepancy of 4.8 inches.

Case No. 4235 To consider the variance application of Mr. Albert Gonzalez, 129 Ocean Avenue, Massapequa Park, NY 11762 to erect a four (4) foot solid fence in the front yard and maintain a wood shed ALL in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-40 (A) Fences and Similar Obstructions which states: No person shall erect in any residential district of the Village a solid fence, such as but not limited to a basket-weave type fence, a solid board fence or any synthetic or metal solid fence that is greater than six (6) feet in height or is before the front house setback; nor shall there be erected in such zone any fence more than 48 inches in height, except in the rear of the front line of the house, in which case the same shall be not more than six (6) feet. Proposed four (4) foot solid fence to start in line with front garage and end at north east property line.

Chapter 345-43 (B) Sheds which states: All sheds on a residential property shall be a minimum of two (2) feet from rear and either side of property lines. Existing wood shed is located adjacent to north garage wall with a separation of a few inches to fence line.

Case No. 4236 To consider the variance application of Mr. James Toomey, 312 Maryland Avenue, Massapequa Park, New York 11762 to install an inground pool with the pool equipment ALL 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) feet from any side or rear property lines or building setback line. Two options for location of pool equipment:

Option 1: For pool equipment to be located at the south west corner of property, one (1) foot off south and west property lines. Option 2: For pool equipment to be located five (5) feet from east foundation line.

Case No. 4237 To consider the variance application of Mr. Edward Keough, 352 Philadelphia Avenue, Massapequa Park, New York 11762 to erect a one-story side addition in the second front yard and maintain a shed in the rear yard ALL in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-30 (B)(1a) Height and Area Regulations Front Yards, which states: In any Residential A District: 25 feet, proposed one (1) story addition located in second front yard 15.2 feet from south property line, a discrepancy of 9.8 feet.

Chapter 345-43 (B), Sheds which states: All sheds on a residential property shall be a minimum of two (2) feet from rear and either side property lines. Existing wood shed is located approximately six (6) inches from north property line. A discrepancy of 18 inches.

Case No. 4238 To consider the variance application of Ms. Karin Ferrara, 83 O'Connell Street, Massapequa Park, New York 11762 for a proposed one (1) story front addition, garage addition, front porch, covered rear deck, lot coverage and maintain front yard solid six (6) foot scalloped down to four (4) feet ALL in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-30 A(1)(a) Front Yard which states: Minimum front yard setback must be 25 feet. Proposed garage addition is 20 feet, a discrepancy of five (5) feet.

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 is 39.28%, a discrepancy of 9.28%.

Chapter 345-40(A) Fences and Similar Obstructions which states: No person shall erect in any residential district of the Village a solid fence, such as but not limited to a basket-weave type fence, a solid board fence or any synthetic or metal solid fence that is greater than six (6) feet in height or is before the front house setback; nor shall there be erected in such zone any fence more than 48 inches in height, except in the rear of the front line of the house, in which case the same shall be not more than six (6) feet. Existing solid PVC fence starts at south foundation line with one (1) full scalloped fence section which goes from six (6) feet to four (4) feet and remainder continues at four (4) feet ending at approximately the south property line.

**By order of the Zoning Board of Appeals
February 5, 2021**