

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 26, 2022, at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 4293 To consider the variance application of Mr. Steven Morisi, 239 Harbor Lane, Massapequa Park, NY 11762 to maintain a pavilion, inground swimming pool and pool pavers ALL in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-31 (A) Rear and Side Yards which states: Must maintain a 15 foot rear yard setback and a five (5) foot side yard setback to all structures. Existing pavilion is located two point one (2.1) feet from north property line and zero point seven (0.7) feet from west property line, deficient by two point nine (2.9) feet and 14.3 feet respectively.

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.

Existing pool at its furthest northeast position is located six point four (6.4) feet from northwest property line and pavers are located two point three (2.3) feet from same, deficient by zero point six (0.6) feet and two point seven (2.7) feet respectively. Pool at its furthest southwest position, the pavers are located three point seven (3.7) feet from northwest property line, deficient by one point three (1.3) feet.

Case No. 4294 To consider the variance application of Mr. John Modica, 354 Cypress Street, Massapequa Park, NY 11762 to maintain a second floor door which leads to exterior spiral staircase to grade located in rear of house in violation of Village Code.

Such proposal is in violation of Village Code Chapter 345-27 (D) Height which states: The walking surface of all external stairways, decks, patios, or similar structures erected or constructed or renovated in any business or residential area of the Incorporated Village of Massapequa Park shall not exceed five (5) feet in height above the grade level of the real property.

Existing platform at top of stairs is located 11 feet above grade, six (6) feet taller than allowed by code.

Case No. 4298 To consider the variance application of Mr. Giuseppe Giuca, 29 Abbey Street, Massapequa Park, NY 11762 to install an inground swimming pool with deficient rear and side setback for both pool and walkway in violation of Village Code.

Such proposal is in violation of 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 pool to be located five (5) feet from both rear and side property lines and walkway to be located three (3) feet from same property lines, deficient by two (2) feet for both pool and walkway.

Case No. 4302 To consider the variance application of Mr. Vincent Renna, 1 Mayflower Avenue, Massapequa Park, NY 11762 to erect a six (6) foot fence in the second front yard with a zero (0) foot setback in violation of Village Code.

Such proposal is in violation of Village Code 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 fence to start at the southwest house foundation and proceed south and stopping at south property line with a zero (0) foot setback and continue east with same setback then stopping in line with and ending at southwest garage foundation. Fence would be 13 feet further south than allowed by code.

Case No. 4304 To consider the variance application of Ms. Lisa Brucato and Mr. John Zinser, 298 Massachusetts Avenue, Massapequa Park, NY 11762 to maintain an air conditioning condenser in the second front yard in violation of Village Code.

Such proposal is in violation of Village Code Chapter 345-30 (D2) Permitted Structure in Front Yards which permits only a front covered portico, porch, egress window well and a temporary storage container. Existing condenser is located approximately 21 feet from east property line.

Case No. 4305 To consider the variance application of Mr. and Mrs. Eric Winter, 116 Van Buren Street, Massapequa Park, NY 11762 for a proposed front kitchen extension, and decorative roof gables ALL in violation of Village Code.

Such proposals are in violation of Village Code Chapter 345-30 (A) Front Yards which states: Minimum front yard setback shall be 25 feet. Proposed one story extension for kitchen leaves a front yard setback of 23.1 feet deficient by one point nine 1.9 feet.

**By order of the Zoning Board of Appeals
January 7, 2022**