

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 25, 2023, at 8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 4363 To consider the variance application of Mr. Ronald Jave, 25 Clark Boulevard, Massapequa Park, NY 11762 to remove a partially built front portico and build a front vestibule addition in violation of Village Code.

Such proposal is in violation of Chapter 345-30 (A) Front Yards which states: Minimum front yard setback must be 25 feet. Proposed 44 square foot front addition to come out five (5) feet from front foundation leaving a 22.6 foot setback from property line, two point four (2.4) feet less than required by code.

Case No. 4364 To consider the variance application of Mr. John Modica, 354 Cypress Street, Massapequa Park, NY 11762 to maintain an egress window 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. 4365 To consider the variance application of Mr. Eulises Rivera, 1489 Lake Shore Drive, Massapequa Park, NY 11762 to erect a six (6) foot fence in the second front yard and maintain a shed too close to property line and taller than allowed all in violation of Village Code.

Such proposal is 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.

Proposed six (6) foot fence to start at the southeast corner foundation, run south stopping at south property line with a zero (0) foot setback, then continue and ending at east property line.

Chapter 345-43 (B) (D) Sheds which states: All sheds on a residential property shall be a minimum of two (2) feet from rear and either side property lines. (1) Any shed as defined by this section shall have a vertical height of not more than nine (9) feet. Existing wood shed is located zero point five (0.5) feet from north property line, deficient by one point five (1.5) feet. (2) Existing shed is nine point three (9.3) feet tall and sits on a raised patio which is nine and one half (9.5) inches tall, making complete height of shed from grade to be ten (10) feet tall, one (1) foot taller than allowed by code.

**By order of the Zoning Board of Appeals
January 6, 2023**