

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 22, 2023**, at **8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 4369 To consider the variance application of Mr. Richard Tinelli, 270 Pacific Street, Massapequa Park, NY 11762 to maintain an air-conditioning condenser in side yard without the required setback and for a proposed front yard porch with roof all in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-31 Rear and Side Yards which states: Must maintain a five (5) foot side yard setback. Existing condenser is located two point two (2.2) feet from south side property line.

Chapter 345-30 (D2) Front Yards which states: A front covered portico shall have a width not greater than eight (8) feet across. The roofline may extend an additional one (1) foot on each end. A front covered portico cannot extend more than six (6) feet from the house line. A covered porch may encroach not more than five (5) feet into the 25 foot setback and shall not have a width greater than the width of the house to which it is attached. Proposed porch to come out at furthest projection of roof overhang is proposed to be 18.3 feet from front property line.

Case No. 4372 To consider the variance application of Ms. Kathy Way, 34 Skylark Road, Massapequa Park, NY 11762 to maintain the following: rear and side yard setbacks deficient and exceeding lot overage all in violation of Village Code.

Such proposals are in violation of the following Village Codes:

Chapter 345-31 (A2) Rear Yards which states: Except as provided in Subsection E, every building hereafter erected shall have a rear yard which shall be of the following minimum depth: In a Residential AA District: 15 feet. The setback from rear property line to existing raised patio is 14.2 feet.

Chapter 345-31 (C2) Side Yards which states: In a Residential AA District: a minimum of five (5) feet to a garage and five (5) feet to a building, with a minimum of 30 feet between structures of the adjacent properties. The side yard setback to existing raised patio is two point one (2.1) feet.

Chapter 345-28 (C) Lot and Building Area which states: In a Residential district, the maximum lot coverage permitted shall be 30%. Lot coverage including all structures on the property is 33.74%.

Case No. 4373 To consider the variance application of Mr. Michael Galchin, 80 Brendan Avenue, Massapequa Park, NY 11762 to maintain existing pool pavers too close to side and rear property lines in violation of Village Code.

Such proposals are 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. Existing pool pavers are along the west side of the property and splays from 3'-10" to 3' at its worst case, and along the south rear property 3'-2" from fence line.

**By order of the Zoning Board of Appeals
March 3, 2023**