

INCORPORATED VILLAGE OF LINDENHURST
ZONING BOARD OF APPEALS

Pursuant to the provisions of the Building Zone Ordinance of the Village of Lindenhurst, Inc. and Section 7-712 of the Village Law of the State of New York, notice is hereby given that the Board of Appeals will hold a Public Hearing at the Municipal Building, 430 South Wellwood Avenue, Lindenhurst, New York @ 7:00 p.m., May 29, 2024 to hear the following:

1. Application of Christopher Merz, **217 South 9th Street, Lindenhurst, New York 11757** for permission to expand the driveway width from the limit of 22' to (26.0'); to reduce the front yard greenery from the minimum required 70% to (65.4%) in connection with maintaining installation of a 33' x 26' driveway. Property located at the above address and zoned Residential B. SCTM#:103-13-2-89
210 – Single Family Dwelling
No Known Violations
2. Application of Adam Kielczewski, 77 Shore Walk, Lindenhurst, New York 11757 for permission to reduce the aggregate side yard from the required 25' to (5.9'); reduce the minimum side yard from the required 10' to (2.4'); reduce the minimum front yard from the required 25' to (21.0'); reduce the minimum rear yard from the required 20' to (5.7'); increase the lot occupancy from the limit of 20% to (47.75%); expand the height from the limit of 26' to (34.75'); and 3 story dwellings are not permitted in connection with construction of a new single family dwelling with covered entry, 2nd floor deck and 3rd Floor balcony. Property located at **953 South 5th Street, Lindenhurst, NY, 11757** and zoned Residential C. SCTM#:103-23-2-23
210 – Single Family Dwelling
No Known Violations
3. Application of Sara Holle-Nason, **274 South 2nd Street Lindenhurst, New York 11757** for permission to reduce the accessory structure's minimum rear yard from the required 5' to (3.1'); reduce the accessory structure's minimum side yard from the required 5' to (1.8') in connection with maintaining a rear deck and shed. Property located at the above address and zoned Residential A. SCTM#:103-14-2-44
210- Single Family Dwelling
No Known Violations
4. Application of David Petrie, **859 Atlantic Street, Lindenhurst, New York 11757** for permission to reduce the front yard greenery from the minimum required 70% to (50.37%) in connection with expanding the driveway. Property located at the above address and zoned Residential C. SCTM#:103-25-3-61.1
210 – Single Family Dwelling
No Known Violations

5. Application of Tetiana Sergiienko, **903 Artic Street, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the required 5' to (2') in connection with installation of a Compressor Unit. Property located at the above address and zoned Residential C. SCTM#:103-25-1-66
210- Single Family Dwelling
No Known Violations
6. Application of Celine Scholl, 11 Thailing Rock Road, Stamford, Connecticut, 16903, for permission to reduce the accessory structure's minimum side yard from the required 5' to (0.0'); increase the lot occupancy from the limit of 20% to (49.0%) in connection with maintaining a rear deck, 2 sheds and roof over deck (jet ski covering). Property located at **850 South 6th Street, Lindenhurst, NY, 11757** and zoned Residential C. SCTM#:103-23-2-9
210 – Single Family Dwelling
No Known Violations
7. Application of Robert and Jennifer Crisdell **191 New York Ave, Lindenhurst, New York 11757** for permission to expand the driveway width from the limit of 22' to (28.0') in connection with maintaining expansion of existing driveway. Property located at the above address and zoned Residential B. SCTM#:103-6-3-69.1
210- Single Family Dwelling
No Known Violations
8. Application of Gaetano Floresta (Hot Rod Realty Corp) 58 Clinton Street, Farmingdale, NY, 11735 for permission to reduce the off-street parking from the required 56 spaces to (3), use as a fitness gym is not permitted in an industrial zone in connection with maintaining a storage container, multi-use of building for auto shop and gym and interior alterations to divide wall into two areas. Property located **159 Bangor Street Lindenhurst, NY, 11757** and zoned Industrial. SCTM#:103-9-1-49
710 - Manufacturing and Processing
Planning Board Public Hearing required for storage container and division of of single use building into 2 tenants.
9. Application of S.A. Gandhi - Marina Motel, LLC, **134 East Montauk Hwy, Lindenhurst, New York 11757** for permission for Box Style signs that are not permitted in connection with maintaining installation of 2 signs (Super 8). Property located at the above address and zoned Residential B. SCTM#:103-19-3-52
415 - Motel
No Known Violations

Rescheduled THE FOLLOWING APPLICANT HAS BEEN RESCHEDULED FROM THE April 24, 2024 PUBLIC HEARING AS THEY WERE POSTPONED

10. Application of Patrick M. Pichichero, **87 North Monroe Avenue, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (36.35%) to reduce the accessory structure's minimum front yard from the required 45' to (5.6') in connection with construction of a 15' x 20' screened in gazebo. Property located at the above address and zoned Residential B.
SCTM#:103-16-1-75.3
210 – Single Family Dwelling
No Known Violations

11. Application of Edward Clark, 74 East Hoffman, Lindenhurst, New York 11757 for permission to reduce the minimum front yard from the required 10' to (9.65') to reduce the minimum side yard from the required 10' to (0.3') to expand the height from the limit of 24' to (30.0') and mixed Business/ Residential use is not permitted in connection with construction of a 2,599 sq. ft. 2nd story addition to create (2) two bedroom apartments (348sq. ft. 1st floor). Property located at **501-503 West Montauk Hwy, Lindenhurst, NY, 11757** and zoned Business.
SCTM#:103-21-1-103
485 - One Story Small Structure- Multi- Occupant
Preliminary Plans Only.
Planning Board Approval Required. Public Hearing Required.

Upon the hearing, the applicant must appear in person, by an agent, or by an attorney. A person wishing to appear at the hearing may do so. Communication in writing in relation thereto may be filed with the board before or at the hearing.

All cases will be heard in which they are advertised, to be followed by rescheduled cases.

By order of the Board of Appeals
Philip Renna, Chairman