

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., September 25, 2024 to hear the following:

1. Application of Anthony Gargano **463 South 8th Street, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the required 10' to (4.0') in connection with constructing 2nd floor dormers and 1st and 2nd floor alterations. Property located at the above address and zoned Residential B. SCTM#:103-18-1-16.16
220 - Two Family Dwelling
No Known Violations
2. Application of Ralph Tipa, 1141 Kirkland Ct., Central Islip, NY, 11722 for permission to increase the lot occupancy from the limit of 20% to (22.06%) in connection with maintaining a front portico. Property located at **455 South 6th Street, Lindenhurst, NY, 11757** and zoned Residential B. SCTM#:103-18-1-59
210 - Single Family Dwelling
No Known Violations
3. Application of Erica Danetiu, **546 Beacon Avenue, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' to (20.44'); to reduce the minimum rear yard from the required 25' to (22.0'); to increase the lot occupancy from the limit of 20% to (25.31%); to expand the height from the limit of 26' to (31') in connection with construction of a 2nd floor addition, front portico and 1st floor interior alterations. Property located at the above address and zoned Residential B. SCTM#:103-19-4-49
210 - Single Family Dwelling
No Known Violations
4. Application of Darrel Desir, **624 North Greene Avenue, Lindenhurst, New York 11757** for permission to reduce the aggregate side yard from the minimum required 25' to (16.2'); to reduce the minimum side yard from the required 10' to (5.4'); to increase the lot occupancy from the limit of 20% to (29.11%); to reduce the accessory structure's minimum side yard from the required 5' to (2.0'); to reduce the accessory structure's minimum rear yard from the required 5' to (1.6'); to reduce the front yard greenery from the minimum required 70% to (58.07%) in connection with the installation of a 28' x 10' driveway and maintain a rear deck, demolition of detached garage and installation of a shed. Property located at the above address and zoned Residential B. SCTM#:103-3-2-27
210- Single Family Dwelling
No Known Violations

5. Application of Joseph Baldassare, **847 South 7th Street, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the minimum required 10' to (2.9'); to reduce the minimum front yard from the required 25' to (5.9'); to increase the lot occupancy from the limit of 20% to (30.59%); to expand the driveway width from the limit of 22' to (24.1'); to reduce the front yard greenery from the minimum required 70% to (51.8%) in connection with raising existing dwelling, first floor addition, front covered entry, rear platform, installation of a new asphalt driveway and a 2nd floor balcony. . Property located at the above address and zoned Residential C. SCTM#:103-23-1-28
210 - Single Family Dwelling
No Known Violations
6. Application of Robert E. Boese, III, **171 North 4th Street, Lindenhurst, New York 11757** for permission to increase the accessory structures limit from 2 to (4) in connection with maintaining a rear roofed over open porch, a front door overhang, small vinyl shed, dog house and chain link kennel with roof. Property located at the above address and zoned Residential B. SCTM#:103-10-1-19
220 - Two Family Dwelling
No Known Violations
7. Application of James Collins - Collins& Pisano Family Living Trust, **865 Anthony Drive, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (28.63%) in connection with constructing a 2nd floor deck. Property located at the above address and zoned Residential C. SCTM#:103-25-2-49.13
210 - Single Family Dwelling
No Known Violations
8. Application of Rosanny Nunez, **366 42nd street, Lindenhurst, New York 11757** for permission to reduce the off-street parking from the required 6 spaces to (2) in connection with conversion of attached 1 1/2 car garage to living space, maintain bathroom in basement and install a cellar egress window with window well. Property located at the above address and zoned Residential B. SCTM#:103-1-2-14.
220 - Two Family Dwelling
No Known Violations
9. Application of Mathhew Bilz, **321 North Clinton Avenue, Lindenhurst, New York 11757** for permission to expand the driveway width from the limit of 22' to (25.0') in connection with removal of existing driveway and replace and expand the driveway, addition of walkways, steps and patio and maintain a hot tub and shed. Property located at the above address and zoned Residential B. SCTM#:103-7-3-34
210-Single Family Dwelling
No Known Violations
10. Application of James Wrieth / Alex Wrieth d/b/a 304 First LLC., **304 South 1st Street, Lindenhurst, New York 11757** for permission to use the property for a three-family owner-occupied dwelling is not permitted in connection with maintaining a three- family owner occupied residence. Property located at the above address and zoned Residential A. SCTM#:103-14-2-89
411 - Apartment other than condominium and co-op - 4 family, 6 apts.

No Known Violations

11. Application of Greg Gnatowski, **158 Bangor Street, Lindenhurst, New York 11757** for permission for outdoor storage of vehicles and boats on vacant land is not a permitted use in connection with maintaining storage of vehicles/boats. Property located at the above address and zoned Industrial. SCTM#:103-9-1-36
311-Vacant Land
No Known Violations
12. Application of Marguerite Danaher - KJARP, LLC. 280 Kansas Street, Lindenhurst, New York 11757 for permission to reduce the minimum front yard from the required 10' to (0'); to reduce the minimum side yard from the required 14' to (0'); to reduce the off- street parking from the minimum required 10 spaces to (0); in connection with constructing a 2nd floor addition to the existing one-story office building. Property located at **175 South Wellwood Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-10-3-112
485 - One story small structure, multi occupant
No Known Violations
13. Application of Michael Fallon - 133.1, LLC, 1 Soundview Drive North, Huntington, NY, 11743 for permission for food use requires special permission from Zoning Board of Appeals in connection with interior alterations for use as a deli/market (Gemelli's). Property located at **189 South Wellwood Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-10-3-113.2.
485 - One Story Small Structure- Multi Occupant
No Known Violations
14. Application of Richard Young, 31 Robbins Avenue, Babylon, NY, 11702 for permission to reduce the off-street parking from the required 80 spaces to 20 provided in connection with the change of use from event space to showroom/sales with interior alteration. Property located at **132 North Wellwood Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-10-2-63.
454 - Large retail food stores
No Known Violations
15. Application of Joel Kramer, 37 Gulf Street, Lindenhurst, NY, 11757 for permission to use the space for dog boarding which is not a permitted use in the Business Zone in connection with change of use to a doggie day care. Property located at 270 North Wellwood Avenue, Lindenhurst, NY, 11757 and zoned Residential Residential C. SCTM#:103-7-1-73.1
481 - Downtown Row Type (w/common wall)
Open Permits:
 - P2100973 dated 12/18/21 to move nail salon store over (no inspection to date) Permit must be renewed.
 - P2100810 dated 10/29/21 for new sign "Wellwood Plaza"(no inspection to date), Permit must be renewed.
 - P2000261 dated 5/7/21 for front facade pending Underwriters Certificate.
 - P2000261 dated 7/6/20 for change of use for Microbrewery with interior alterations (final done pending public assembly and fire prevention for fire marshal)
 - P2200789 dated 10/3/22 for proposed addition for Pigs on a Wing final done pending Underwriters Certificate)
 - P2201023 dated 1/25/23 for new sign "Pigs on a Wing" (No inspections to date.)
 - P2400106 dated 2/23/24 for change of use from retail to Medspa (No inspections to date)

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