

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.: March 26, 2025 to hear the following:

1. Application of Madhuri & Amarnauth Deocharran - **44 Shore Road, Lindenhurst, New York 11757** for permission to increase the accessories structures limit from 2 to (3); to reduce the accessory structure's minimum front yard from the required 45' to (31.0'); Living space is not permitted in a detached structure in connection with the installation of a new bathroom and changing room. Property located at the above address and zoned Residential C. SCTM#:103-24-2-108.1
2. Application of Daniel Russo - **912 Pacific Street, Lindenhurst, New York 11757** for permission to expand the height from the limit of 26' to (32.5'). Property located at the above address and zoned Residential C. SCTM#:103-25-1-45
3. Application of Daniel Demczuk - **153 33rd Street, Lindenhurst, New York 11757** for permission to reduce the minimum rear yard from the required 25' to (22.1'); increase the lot occupancy from the limit of 20% to (22.75%); to reduce the accessory structure's minimum rear yard from the required 5' to (2.3'); to reduce the accessory structure's side yard from the required 5' to (1.7'); to expand the driveway width from the limit of 22' to (23') in connection with maintaining (4) skylights, cellar entrance, deck, shed, partially finished basement and driveway expansion. Property located at the above address and zoned Residential B. SCTM#:103-6-3-26
4. Application of Clifford Fred Bould, III - **848 Atlantic Street, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the required 10' to (8.9') in connection with construction of a 2nd Floor addition. Property located at the above address and zoned Residential C. SCTM#:103-25-3-84.1
5. Application of Jennifer Sorice - 612 Peter Paul Drive, West Islip, NY, 11795 for permission to reduce the minimum side yard from the required 10' to (3.7') to increase the lot occupancy from the limit of 20% to (33.83%) in connection with maintaining an 18.6' x 13.10' rear deck. Property located at **756 South 8th Street, Lindenhurst, NY, 11757** and zoned Residential C. SCTM#:103-21-1-80

6. Application of Michael Aguggia - **44 Harrington Ave, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (28.51%) in connection with the installation of a 14' x 28' in-ground swimming pool. Property located at the above address and zoned Residential B. SCTM#:103-6-2-70.1
7. Application of Robert Scarandino - **340 South Fulton Ave, Lindenhurst, New York 11757** for permission to expand the height from the limit of 26' to (28.75'); to reduce the minimum side yard from the required 25' to (18.3'); to increase the lot occupancy from the limit of 20% to (31.74%); to expand the accessory structure's height from the required 14' to (21.09'); expand the accessory structure's square footage from the required 600 sq. ft. to (960.0 sq. ft.) in connection with demolishing the existing residence and construction of a new two story one family residence with three car garage, front covered porch, 2nd floor deck and 1st floor deck. Property located at the above address and zoned Residential B. SCTM#:103-15-4-36
8. Application of Anthony Speziale - **241 Houston Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (21.66%) in connection with the installation of a 20' x 32' in-ground swimming pool. Property located at the above address and zoned Residential B. SCTM#:103-19-5-7.2

THE FOLLOWING APPLICANT HAS BEEN RESCHEDULED FROM THE JANUARY 29, 2025 AND FEBRUARY 26, 2025 PUBLIC HEARING AS THEY WERE POSTPONED

9. Application of Charles Schlegel - Weekend Market Inc - 6 Fleets Point Drive, West Babylon, NY, 11704 for permission to increase the lot occupancy from the limit of 20% to (23.17%) in connection with maintaining a wraparound deck. Property located at **812 Beach Street, Lindenhurst, NY, 11757** and zoned Residential C. SCTM#:103-25-3-17.1

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