

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.: June 25, 2025, 2025 to hear the following:

1. Application of James Ropenus, **330 North Clinton Ave, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (23.87%) in connection with remodeling of the 1st floor, 2nd floor dormer and rear deck. Property located at the above address and zoned Residential B. SCTM#:103-7-3-48

2. Application of Carmela Palmeri - **365 42nd street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (21.58%) in connection with maintaining a bow window and a rear deck. Property located at the above address and zoned Residential B. SCTM#:103-1-2-20.2

3. Application of John & Sara Makarewicz - **445 Walnut Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (22.29%) in connection with the installation of a 12' x 24' semi in-ground swimming pool and maintain a gazebo. Property located at the above address and zoned Residential A. SCTM#:103-18-3-1.4

4. Application of Ivan Zakharyuk - **60 Cedar Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (24.64%) in connection with maintaining a shed and gazebo. Property located at the above address and zoned Residential A. SCTM#:103-18-4-14

5. Application of Kelly Zuccala - **925 South 5th, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (31.5%); reduce the accessory structure's minimum side yard from the required 5' to (1.0') in connection with maintaining a rear deck, rear covered stoop, shed and split a/c unit. Property located at the above address and zoned Residential C. SCTM#:103-23-2-27

6. Application of Michael Tochluk, **597 North Kings Avenue, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (24.97%) in connection with the installation of a 14' x 28' in-ground pool with electric heat and removal of semi in-ground swimming pool. Property located at the above address and zoned Residential B. SCTM#:103-3-4-106

7. Application of Paul & Laila Connelly - **21 Newark Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (42.10%) in connection with the installation of a 14' x 28' in-ground swimming pool with electric heater. Property located at the above address and zoned Residential B. SCTM#:103-2-3-42

8. Application of Adam Wasik - **161 South Delaware Ave, Lindenhurst, New York 11757** for permission to reduce the accessory structures minimum side yard from the required 5' to (2'); to expand the driveway width from the limit of 22'to (23.9'); to reduce the front yard greenery from the minimum required 70% to (52.2') in connection with a driveway expansion and maintain a shed. Property located at the above address and zoned Residential B. SCTM#:103-15-1-40

9. Application of Angelo Anzisi - 154 East Zoranne Drive, Farmingdale, NY, 11735 for permission to expand the height from the limit of 26' to (27.12') in connection with the construction of a pre-fab single family dwelling with one car attached garage and front and rear steps. Property located at **258 Kramer Drive, Lindenhurst, NY, 11757** and zoned Residential B. SCTM#:103-20-3-53.1

10. Application of Alissa & Paul Mannarino - The Zummo Family Trust - Guy Zummo, Trustee - **505 South 1st Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (22.27%) in connection with maintaining a rear yard pergola. Property located at the above address and zoned Residential A. SCTM#:103-19-1-26

11. Application of Sophie Ann Cadet - **256 North Hamilton Ave, Lindenhurst, New York 11757** for permission to expand the driveway width from the limit of 22' to (35.0'); to reduce the front yard greenery from the minimum required 70% to (53.41%) in connection with maintaining a driveway expansion, and rear bilco doors. Property located at the above address and zoned Residential B. SCTM#:103-12-1-6

12. Application of Cesar Leon Nolasco - **15 Lenox Street, Lindenhurst, New York 11757** for permission to reduce the accessory structure's minimum side yard from the required 5' to (0.9') in connection with maintaining a shed. Property located at the above address and zoned Residential B. SCTM#:103-2-3-82

13. Application of Carvita Pennacchia - **301 North 7th street, Lindenhurst, New York 11757** for permission to expand the driveway width from the limit of 22' to (27.2'); to reduce the front yard greenery from the minimum required 70% to (63.79%) in connection with maintaining a driveway expansion. Property located at the above address and zoned Residential B. SCTM#:103-6-2-11
14. Application of 324 South Wellwood Ave, LLC - **324 South Wellwood Avenue, Lindenhurst, New York 11757** for permission for Business use is not permitted on a residential B Property. Original grant in 1999 limited use to an insurance agency only in connection with interior alterations with installation of new windows, doors and addition of a handicap ramp in the rear. Property located at the above address and zoned Residential B. SCTM#:103-14-3-2

THE FOLLOWING APPLICANT HAS BEEN RESCHEDULED FROM THE
May 28, 2025, PUBLIC HEARING AS THEY WERE POSTPONED

15. Application of Southside Fish and Clam Corp. - Abdul Baqi - 8201 251st Street, Bellerose, NY, 11426 for special permission for food use as a restaurant. Property located **395 West Montauk Hwy, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-21-2-70.4

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