

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.: July 23, 2025, 2025 to hear the following:

1. Application of Kellie Cattanach - **25 Mound Street, Lindenhurst, New York 11757** for permission to expand the accessory structure's square footage from the required 600 sq. ft. to (680 sq. ft.) in connection with the demolition of existing garage, construction of a new 20' x 26' detached garage and legally maintain 10' x 16' shed and front and rear decks. Property located at the above address and zoned Residential C. SCTM#:103-24-2-94

2. Application of Guillero Duque - **411 South 1st Street, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the required 10' to (7.1'); to reduce the minimum front yard from the required 25' to (5.5'); to increase the lot occupancy from the limit of 20% to (31.43%) in connection with maintaining a front portico. Property located at the above address and zoned Residential A. SCTM#:103-19-1-41

3. Application of Toni Marie Favichia - **293 Concord Ave, Lindenhurst, New York 11757** for permission to reduce the minimum rear yard from the required 25' to (2.4'); to reduce the accessory structure's minimum rear yard from the required 5' to (4.0') in connection with maintaining a rear awning and a shed. Property located at the above address and zoned Residential B. SCTM#:103-17-2-74

4. Application of Joseph Woods - **526 Beacon Ave, Lindenhurst, New York 11757** for permission to have a 6' fence forward of the house in connection with the installation of a 6' privacy fence. Property located at the above address and zoned Residential B. SCTM#:103-19-4-48

5. Application of Christopher Pukki - **101 Indiana Ave, Lindenhurst, New York 11757** for permission to expand the driveway width from the limit of 22' to (32. '); to reduce the front yard greenery from the minimum required 70% to 63.5%) in connection with the installation of a asphalt driveway with paver boarder and a walkway. Property located at the above address and zoned Residential B. SCTM#:103-12-3-14

6. Application of Tiffany Gentle - **498 South 1st Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (23.36%); to reduce the accessory structure's minimum front yard from the required 45' to (13.6'); to reduce the accessory structure's minimum side yard from the required 5' to (2.8'); swimming pool is not permitted in a front yard in connection with the installation a 16' x 32' in-ground swimming pool and maintain a shed. Property located at the above address and zoned Residential A. SCTM#:103-19-1-61.4

7. Application of Aziz Dursan - **361 Kansas Street, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the required 10' to (5.0') in connection with maintaining a front roof over, rear bay window, 1st floor bathroom and a retractable awning. Property located at the above address and zoned Residential B. SCTM#:103-16-4-10

8. Application of Jennifer Gottlieb - **402 South 1st Street, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' to (5.03') in connection with maintaining a front portico, partial finished basement for storage only and a hot tub. Property located at the above address and zoned Residential A. SCTM#:103-19-1-44

9. Application of Stephanie Mangano - 372 North Delaware Avenue, Lindenhurst, New York 11757 for permission to expand the height from the limit of 26' to (28.91') reduce the street frontage from the required 100' to (50.08') to reduce the aggregate side yard from the minimum required 25' to (20.84'); to reduce the minimum side yard from the required 10' (5.84') in connection with construction of a new 2 story one family dwelling with side stairs and a full basement. Property located at **362 North Delaware Ave, Lindenhurst, NY, 11757** and zoned Residential B. SCTM#:103-7-3-65

10. Application of Fauzdeen Ibrahim - **249 South 1st Street, Lindenhurst, New York 11757** for permission to allow a fence to not have the smooth or finished side facing outside of the property in connection with maintaining a stockade fence and rear roof over door. Property located at the above address and zoned Residential A. SCTM#:103-14-2-79
11. Application of Richard Schneeberg - 852 South Walnut Street, Lindenhurst, New York 11757 for permission to reduce the minimum front yard from the required 25' to (0.0'); to reduce the minimum rear yard from the required 20' to (0.0)' to increase the lot occupancy from the limit of 20% to (49.54%) in connection with maintaining 2 rear decks, (one at 864 South Walnut Street and one at 854 South Walnut Street) installation of a front door at 864 So. Walnut Street and a front deck balcony with no stairs and a bow window at 864 Sout Walnut Street. Property located at **852-858-864 South Walnut Street, Lindenhurst, NY, 11757** and zoned Residential C. SCTM#:103-23-3-76
12. Application of Babylon Citizens Council of the Arts - 47 West Main Street, Suite A, Babylon, NY, 11702 for permission to reduce the minimum side yard from the required 14' to (0.0'); to increase the lot occupancy from the limit of 50% to (71.12%); to reduce the off street parking from the minimum required 29 spaces to (0) in connection with construction of a 25' x 30' rear addition and interior alterations. Property located at **149 North Wellwood Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-10-1-64
13. Application of 119 New York Corp. - 689 Locust Avenue, Bohemia, NY, 11716 for permission to allow the use for storage of repossessed vehicles which is not a permitted use in connection with outdoor storage and the installation of drywell and paving of lot. Property located at **119 New York Ave, Lindenhurst, NY, 11757** and zoned Industrial. SCTM#:103-9-1-79.1
14. Application of Sunrise MPH Supply I - 99 Inlet Drive, Lindenhurst, New York 11757 for special permission to allow Restuarant use and Cabaret. Property located at **105 Sunrise Highway, Lindenhurst, NY, 11757** and zoned Industrial. SCTM#:103-1-2-11
15. Application of 65 Hoffman, Inc - 32 Jefferson Ave, Deer Park, NY, 11729 for special permission to allow the change of use to a Mechanic Shop. Property located at **65 West Hoffman Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-10-3-51

16. Application of Veterans Building Association of Lindenhurst - **560 North Delaware Avenue, Lindenhurst, New York 11757** for permission to allow a ground sign less than the minimum setback of 20' from any lot line to (7.0') in connection with the installation of a double sided "VFW Sign". Property located at the above address and zoned Residential B. SCTM#:103-3-3-60.1

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