

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 24, 2025, 2025 to hear the following:

1. Application of Tina Sarnicola - **694 East Drive, Lindenhurst, New York 11757** for permission to increase the accessory structures limit from 2 to (3) in connection with the installation of an awning and maintain a 10' x 10' shed and a 7' x 11' shed. Property located at the above address and zoned Residential B. SCTM#:103-4-2-91.10
2. Application of Robert Lovergine - **837 Arctic Street, Lindenhurst, New York 11757** for permission to reduce the aggregate side yard from the minimum required 25' to (4.5'); to reduce the minimum side yard from the required 10' to (0.0'); to reduce the minimum rear yard from the required 20' to (1.75'); to increase the lot occupancy from the limit of 20% to (36.35%) in connection with maintaining a rear wood deck, gazebo and rear door installed in boiler room. Property located at the above address and zoned Residential C. SCTM#:103-25-1-78
3. Application of Eugene Chang - **26 Bayview Ave West, Lindenhurst, New York 11757** for permission to reduce the minimum rear yard from the required 20' to (10.1'); to increase the lot occupancy from the limit of 20% to (30.41%) in connection with maintaining the 2nd floor deck extension. Property located at the above address and zoned Residential C. SCTM#:103-25-3-58.4
4. Application of Ivan Maldonado - **195 41st Street, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' to (20.2"); to reduce the minimum rear yard from the required 25' to (14.0'); to expand the height from the limit of 26' to (31.33') in connection with the construction of a 2nd floor addition over existing one story and a front portico. Property located at the above address and zoned Residential B. SCTM#:103-2-1-43.2
5. Application of Michael Carrara - **415 South 16th Street, Lindenhurst, New York 11757** for permission to allow pool in side yard which is not permitted in connection with the installation of a 16' x 32' in-ground swimming pool with heater and maintain an awning. Property located at the above address and zoned Residential B. SCTM#:103-17-1-20

6. Application of Christopher Brown - **645 North Indiana Avenue, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (24.4%) in connection with maintaining a pre-fabricated thermally isolated sunroom on deck and a rear deck. Property located at the above address and zoned Residential B. SCTM#:103-3-2-61

7. Application of Olena Zakharyuk - **25 Liberty Ave, Lindenhurst, New York 11757** for permission to reduce the accessory structure's minimum front yard from the required 45' to (28.7'); to reduce the accessory structure's minimum side yard from the required 5' to (3.0') in connection with the installation of an 8' x 12' shed. Property located at the above address and zoned Residential A. SCTM#:103-18-5-68

8. Application of Robert J. Crisdell - **191 New York avenue, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' x (8.3') in connection with the construction of a front porch. Property located at the above address and zoned Residential B. SCTM#:103-6-3-69.1

9. Application of IPA Asset Management, LLC - 45 Sarah Drive, Farmingdale, NY, 11735 for permission to reduce the minimum front yard from the required 25' to (18.29'); to increase the lot occupancy from the limit 20% to (27.21%) in connection with maintaining a rear bow window and rear porch/landing. Property located at **196 South Broome Ave, Lindenhurst, NY, 11757** and zoned Residential B SCTM#:103-15-1-14

10. Application of Antonio Santos-Reyes - **159 North 9th Street, Lindenhurst, New York 11757** for permission to expand the driveway width from the limit of 22' to (24'); to reduce the front yard greenery from the minimum required 70% to (56.9%) in connection with the expansion of existing driveway. Property located at the above address and zoned Residential B. SCTM#:103-9-2-25

11. Application of Karina Realpe - **11 Knoll Street, Lindenhurst, New York 11757** for permission to reduce the minimum rear yard from the required 20' to (17.8'); to increase the lot occupancy from the limit of 20% to (36.35%) to allow the swimming pool on the side yard as that is not permitted in connection with maintaining a rear deck and roof over rear deck. Property located at the above address and zoned Residential B. SCTM#:103-24-2-37

12. Application of Salvatore Colletta - **836 Beach Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (36.35%) in connection with the installation of an 18' x 30' Radiant Pool with spill over open seating, proposed filter and heat pump with a patio around the pool. Property located at the above address and zoned Residential C. SCTM#:103-25-3-21

13. Application of Greg Gnatowski - 158 Bangor Street, Lindenhurst, New York 11757 for permission to increase the lot occupancy from the limit of 50% to (52.27%); to expand the height from the limit of 14' to (23.08') in connection with the construction of a new 58.75' x 58.75' one story metal storage building and paving of parking lot and maintain storage of vehicles/boats and a 22.25' x 35' addition for existing storage. Property located at **Bangor Street, Lindenhurst, NY, 11757** and zoned Industrial. SCTM#:103-9-1-36

14. Application of Camelot Limos - **165 East Hoffman Ave Lindenhurst, New York 11757** for permission to allow Outdoor storage of motor vehicles which is not a permitted use in connection with the outdoor storage of limousines and change of use. Property located at the above address and Zoned Industrial. SCTM#:103-15-1-21.1

15. Application of New Me Glow Lab - **200 K East Montauk Hwy, Lindenhurst, New York 11757** for permission to allow a change of use from retail to hair removal in connection with the change of use from retail to hair removal and maintain installation of a sign "New Me". Property located at the above address and zoned Business. SCTM#:103-19-5-62.1

16. Application of AP & PK LLC - Hamza & Madina Halal Food - **231 South Wellwood Ave, Lindenhurst, New York 11757** for permission to reduce the off-street parking from the required 20 stalls to (2 stalls) in connection with the change of use for takeout food service with seating to include new ADA bathroom, fire suppression system, mechanical, electrical, plumbing and Cabaret use for Hamza & Madina Halal Food. Property located at the above address and zoned Business. SCTM#:103-14-2-114

17. Application of Perlitas Juice Bar - **300-308 35th Street, Lindenhurst, New York 11757** for permission to allow special permission for Food Service Use in connection with interior alterations, installation of a sign and change of use to a Juice Bar (Perlitas). Property located at the above address and zoned Business. SCTM#:103-1-4-143

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