

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.: January 28, 2026 to hear the following:

1. Application of Svitlana Zakalyuk - **819 Surf Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (26.36%); to reduce the accessory structure's minimum side yard from the required 5' to (3.4') in connection with maintaining a driveway expansion, gazebo, 1st floor 2nd kitchen, garage conversion and 1st floor bathroom. Property located at the above address and zoned Residential C. SCTM#:103-25-2-54
210 - Single Family Dwelling - Has applied for Two - Family as of 9/24/2025
No Known Violations

2. Application of Kevin McCaffrey - **337 South 3rd Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (21.16%) in connection with the installation of a 12' x 16' pre-fab pavilion. Property located at the above address and zoned Residential A. SCTM#:103-14-1-144
210 - Single Family Dwelling
No Known Violations

3. Application of Bladimir Cabrera - **435 South 15th Street, Lindenhurst, New York 11757** for permission to maintain habitable space in a detached structure which is not a permitted use; and a 2-dwelling unit on a single lot is not permitted in Residential B district in connection with maintaining existing 652sq. ft. with finished attic for storage and a detached 2 1/2 car garage converted into habitable space for an accessory apartment use. Property located at the above address and zoned Residential B. SCTM#:103-17-1-38
210 - Single Family Dwelling
No Known Violations

4. Application of Deniz Tastan - **541 Beacon Avenue, Lindenhurst, New York 11757** for permission to reduce the front yard greenery from the minimum required 70% to (60.0%) in connection with maintaining a 20' x 47' driveway. Property located at the above address and zoned Residential B. SCTM#:103-19-3-66
210 - Single Family Dwelling
No Known Violations
5. Application of Elisa Haines - **666 South Wellwood Avenue, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (22.15%); to reduce the accessory structure's minimum side yard from the required 5' to (4.0') in connection with maintaining a rear deck, shed and installation of a door on rear extension. Property located at the above address and zoned Residential B. SCTM#:103-22-2-14
210 - Single Family Dwelling
No Known Violations
6. Application of Scott Haines - **133 41st Street, Lindenhurst, New York 11757** for permission to reduce the accessory structure's minimum rear yard from the required 5' to (4.15'); to reduce the accessory structure's minimum side yard from the required 5' to (4.16'); to expand the accessory structure's height from the required 14' to (18.0'); to expand the driveway width from the limit of 22' to (26.85') in connection with the demolition of a 1 car detached garage and construction of a new 2 car detached garage with driveway. Property located at the above address and zoned Residential B. SCTM#:103-2-1-50
210 - Single Family Dwelling
No Known Violations
7. Application of Rob Berg - **585 North Hamilton Ave, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (31.62%) in connection with the installation of a 16' x 32' inground swimming pool. Property located at the above address and zoned Residential B. SCTM#:103-3-4-41.1
210 - Single Family Dwelling
No Known Violations
8. Application of Willow Cat 2, LLC - Christopher Zilinske - **738 South Pecan, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the required 10' to (4.9') in connection with maintaining removal and replacement of a rear deck. Property located at the above address and zoned Residential C. SCTM#:103-21-5-53
210 - Single Family Dwelling
No Known Violations

9. Application of Kelly Bennett - 1257 Udall Road, Bayshore, NY, 11706 for permission to reduce the accessory structure's minimum rear yard from the required 5' to (3.4'); to increase the lot occupancy from the limit of 20% to (20.16%); to expand the height of the shed to over 8' in connection with maintaining shed, enclosed cellar entrance, rear deck and conversion of garage to living space. Property located at **303 42nd street, Lindenhurst, NY, 11757** and zoned Residential B. SCTM#:103-1-4-2
210 - Single Family Dwelling
No Known Violations

10. Application of Brian Longo - **344 North Greene Ave, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (24.64%) in connection with the installation of a 16' x 32' in-ground swimming pool. Property located at the above address and zoned Residential B. SCTM#:103-7-3-130
210 - Single Family Dwelling
No Known Violations

11. Application of Kevin Amnet- **549 South 9th street, Lindenhurst, New York 11757** for permission to reduce the aggregate side yard from the minimum required 25' to (14.07'); to reduce the minimum side yard from the required 10' to (6.5'); to increase the lot occupancy from the limit of 20% to (30.86%); to reduce the accessory structure's minimum side yard from the required 5' to (3.0') in connection with the construction of a one story addition and maintain a shed and bow window . Property located at the above address and zoned Residential B. SCTM#: 17-3-62
210 - Single Family Dwelling
No Known Violations

12. Application of John Cimieri (Trustee) - **404 North Putnam Avenue, Lindenhurst, New York 11757** for permission to reduce the minimum rear yard from the required 25' to (24.4') in connection with maintaining a front bay window, garage conversion, installation of a 2nd front bay window, rear bay window, 2nd floor dormer extension off deck and 2 full bathrooms. Property located at the above address and zoned Residential B. SCTM#: 8-2-70
210 - Single Family Dwelling
No Known Violations

13. Application of Grzegorz Malachowski - **61 Gary Street, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' to (18.0'); to increase the lot occupancy from the limit of 20% to (20.87%); to reduce the accessory structure's minimum rear yard from the required 5' to (3.1') in connection with the construction of a one story rear addition, one story front addition, a front portico and maintain an awning on garage. Property located at the above address and zoned Residential B. SCTM#:7-1-60
210 - Single Family Dwelling
No Known Violations

14. Application of Christopher Izzo - **685 North Broome Ave, Lindenhurst, New York, 11757** for permission to reduce the aggregate side yard from the minimum required 25' to (16.46'); to reduce the minimum side yard from the required 10' to (6.04'); to reduce the minimum front yard from the required 25' to (21.75'); to increase the lot occupancy from the limit of 20% to (23.90%); to expand the height from the limit of 26' to (29.59') in connection with the construction of a 2nd story addition and a portico and maintain a cellar entrance. Property located at the above address and zoned Residential B. SCTM#:103-3-1-38
210 - Single Family Dwelling
No Known Violations

15. Application of 661 Roosevelt Ave, LLC - 43 Shore Drive West, Copiague, New York 11726 for permission to maintain change of use from carpentry shop to an apparel shop in an existing nonconforming mixed business/residential use in connection with maintaining an 8' x 10' shed and maintain change of use from carpentry shop to an apparel shop. Property located at **661 Roosevelt Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-22-2-93.3
449 - Other Storage, warehouse and distribution facilities
No Known Violations

16. Application of United Business Inc. (Long Island Pilates LLC -DBA- Crown Pilates) 9 Sandra Drive, Huntington, NY, 11746 for permission to reduce the off-street parking from the required 103 spaces to (5); fitness studio is not a permitted use in the Business zoned property in connection with the change of use to a Pilates studio. Property located at **101 North Wellwood Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-10-1-77.5
485 - One Story Small structure- Multi Occupant
No Known Violations

17. Application of United Properties Corp (American Sherpa Tours Inc.) 1975 Hempstead Tpke, Suite 309, East Meadow, NY ,11554 11554 for special permission for use as a restaurant and cabaret. Property located at **168 Montauk Hwy, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-19-4-72
485 - One Story Small structure-Multi Occupant
No Known Violations

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