

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.: February 25, 2026 to hear the following:

1. Application of Jose Velasquez - **332 North Wellwood Ave, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' to (12.4'); to allow the swimming pool in the front yard as this is not permitted in connection with maintaining existing pool deck, two pergolas, rear decks, above ground pool and front deck. Property located at the above address and zoned Residential B. SCTM#:103-7-1-49
2. Application of Christopher Tedesco **461 First Ave, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' to (0'); to reduce the minimum side yard from the required 10' to (0'); to reduce the accessory structures minimum front yard from the required 45' to (3.8') to reduce the accessory structures minimum rear yard from the required 5' to (0'); to reduce the accessory structures minimum side yard from the required 5' to (2.4') Shed 1 and Shed 2 to (0.0') in connection with the construction of an 8' x 50' boardwalk deck. Property located at the above address and zoned Residential C. SCTM#:103-21-4-25
3. Application of Juan Bedoya **132 South 7th Street, Lindenhurst, New York 11757** for permission to expand the height from the limit of 26' to (28'); to reduce the minimum front yard from the required 25' to (14.3') in connection with the construction of 1st and 2nd floor decks, 2nd floor addition and to rebuild front step area. Property located at the above address and zoned Residential B. SCTM#:103-9-4-49
4. Application of Anna Dellamonica 6 Corncrib Lane, Levittown, NY, 11756 for permission to reduce the minimum front yard from the required 25' to (24'); to expand the height from the limit of 26' to (27.4') in connection with the construction of a one-story addition, 2nd floor dormer with cantilever, front portico and interior alterations. Property located at **315 Kansas Street, Lindenhurst, NY, 11757** and zoned Residential B. SCTM#:103-16-4-8.1
5. Application of Jennifer Gromus 215 Claremont Ave, West Babylon, NY, 11704 for permission to reduce the accessory structures minimum side yard from the required 5' to (4') to reduce the minimum front yard from the required 25' to (17.7') to increase the lot occupancy from the limit of 20% to (20.21%) in connection with maintaining a front deck, skylights, 7.6' x 14.0' shed, garage

conversion and demolition of an 8' x 10' shed. Property located at **440 North Monroe Ave, Lindenhurst, NY, 11757** and zoned Residential B. SCTM#:103-8-2-4

6. Application of Rita Pugh **413 37th street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% (26.8%); reduce the accessory structures minimum side yard from the required 5' to (1.5') in connection with maintaining an enclosed porch, garage conversion to living space, a 105 sq. ft. shed and maintain reducing of a 16' x 16' deck to 6.84' x 16' deck. Property located at the above address and zoned Residential B. SCTM#:103-1-3-53
7. Application of Devin Donnelly **211 36th Street, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the minimum required 10' to (7.44') in connection with the construction of a 2nd Floor addition, modify existing front portico and modifications to first floor. Property located at the above address and zoned Residential B. SCTM#:103-1-5-156
8. Application of Julia Naccari **327 South 12th Street, Lindenhurst, New York 11757** for permission to reduce the accessory structures minimum rear yard from the required 5' to (2.4') in connection with maintaining an above ground swimming pool and a finished basement. Property located at the above address and zoned Residential B. SCTM#:103-13-5-17
9. Application of DAVIS MAIN STREET LLC (Great South Bay Brewery Corp. - DBA- Breakers Burrito Bar) 75 Drexel Drive, Bay Shore, NY, 11706 for permission to rebrand, change of name for special permission for use as a restaurant and cabaret, Property located at 147 South Wellwood Ave, Lindenhurst, NY, 11757 and zoned Business. SCTM#:103-10-3-106

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