

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.: March 25, 2026 to hear the following:

1. Application of Robert Elges - **96 Bayview Ave West, Lindenhurst, New York 11757** for permission to reduce the aggregate side yard from the minimum required 25' to (10.1'); to reduce the minimum side yard from the required 10' to (3.0'); to increase the lot occupancy from the limit of 20% to (32.07%) in connection with maintaining the rear deck stairs. Property located at the above address and zoned Residential C. SCTM#:103-25-2-72.1
2. Application of Daniel German - **322 Kansas Street, Lindenhurst, New York 11757** for permission to reduce the minimum rear yard from the required 25' to (3.9'); to increase the lot occupancy from the limit of 20% to (24.5%) in connection with maintaining a rear extension, rear deck, pool. pool deck and driveway expansion. Property located at the above address and zoned Residential B. SCTM#:103-16-3-67
3. Application of Joann Mancini - **754 Halsey Place, Lindenhurst, New York 11757** for permission to reduce the accessory structure's minimum rear yard from the required 5' to (3.0'); to reduce the minimum structure's side yard from the required 5'to (4.6') in connection with maintaining a 2nd floor deck with stairs and two sheds. Property located at the above address and zoned Residential C. SCTM#:103-24-2-28
4. Application of Jacquelyn Richards - **2 Bayview Ave East, Lindenhurst, New York 11757** for permission to reduce the minimum side yard from the required 10' to (6.2') to reduce the minimum front yard from the required 25' to (12.5') in connection with maintaining front and rear decks, driveway expansion and a gazebo. Property located at the above address and zoned Residential C. SCTM#:103-25-3-92.1

5. Application of 784 south Wellwood Realty Corp. c/o Brittany Happich & Edward Ramirez - **784 South Wellwood Ave, Lindenhurst, New York 11757** for permission to reduce the aggregate side yard from the minimum required 25' to (22.07'); to reduce the minimum side yard the required 10' to (5.15'); to reduce the minimum front yard from the required 25' to (15.71'); to increase the lot occupancy from the limit of 20% to (26.2%); to expand the height from the limit of 26; to (34.16'); to reduce the front yard greenery from the minimum required 70% to (39.15%); to allow a 3 story dwelling as that is not permitted in connection with the demolition of existing lower level, lift of existing upper level, construction of new foundation, new third level, interior alterations of 2nd level, a new rear deck and a new front partially covered deck with stairs. Property located at the above address and zoned Residential C. SCTM#:103-24-3-73
  
6. Application of Gregg Satzinger - 838 Milligan Lane, West Islip, NY, 11795 for permission to use as a bakery/ coffee shop which requires special permission from the Zoning Board of Appeals in connection with interior alterations and change of use from fast food to Spanish coffee shop/bakery. Property located at **272 North Wellwood Ave, Lindenhurst, NY, 11757** and zoned Business. SCTM#:103-7-1-73.1

THE FOLLOWING APPLICANT HAS BEEN RESCHEDULED FROM THE JANUARY 28, 2026 PUBLIC HEARING AS THEY WERE POSTPONED

7. 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

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