

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.: June 24, 2026 to hear the following:

1. Application of Kristopher Patton 2410 North Ocean Ave, Suite 300, Farmingville, NY, 11738 for permission to reduce the minimum side yard from the required 10' to (9.8') in connection with maintaining a 21'8" x 24'4" 2nd story addition, above ground swimming pool and front portico. Property located at **241 North Hamilton Ave, Lindenhurst, NY, 11757** and zoned Residential B. SCTM#:103-11-3-146.3
2. Application of Bryan Jerome **447 North Wellwood Ave, Lindenhurst, New York 11757** for permission to reduce the front yard greenery from the minimum required 70% to (53.36%) in connection with the installation of a 2nd driveway. Property located at the above address and zoned Residential B. SCTM#:103-2-2-8
3. Application of Christian Morgan **677 South 9th Street, Lindenhurst, New York 11757** for permission to allow floor elevation below the minimum design flood elevation requirement of 9.0' to (1.5') in connection with maintaining a garage conversion and front bay window. Property located at the above address and zoned Residential C. SCTM#:103-21-1-14  
210 - Single Family Dwelling  
No Known Violations
4. Application of Patrick Connors - **94 Bayview Avenue West, Lindenhurst, New York 11757** for permission to reduce the minimum front yard from the required 25' to (2.2'); to reduce the minimum side yard from the required 10' to (2.5'); to increase the lot occupancy from the limit of 20% to (37.47%); to reduce the accessory structure's minimum rear yard from the required 5' to (2.1'); to reduce the accessory structure's minimum side yard from the required 5' to (0.0') in connection with the construction of a 9' x 14.6' front deck and maintain a 8.1' x 9.9' shed. Property located at the above address and zoned Residential C. SCTM#:103-25-2-71  
210 - Single Family Dwelling  
No Known Violations
5. Application of Jessica Cardone - **177 Texas Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (36.0%); to reduce the accessory structure's minimum rear yard from the required 5' to (1.5'); to reduce the accessory structure's minimum side yard from the required 5' to (1.5') in connection with the construction of a new covered entry porch, pre-fab detached garage and driveway expansion. Property located at the above address and zoned Residential B. SCTM#:103-15-2-62

6. Application of Julia McCaffrey - **337 South 3rd Street, Lindenhurst, New York 11757** for permission to increase the lot occupancy from the limit of 20% to (21.41%) in connection with the construction of a portico over the side door. Property located at the above address and zoned Residential A. SCTM#:103-14-1-144
  
7. Application of Jolanta Sadowski - **681 North Kings Ave, Lindenhurst, New York 11757** for permission to reduce the accessory structure's minimum front yard from the required 45' to (30.0') Shed #1; to reduce the accessory structure's minimum rear yard from the required 5' to (4.1') Shed #2; to reduce the accessory structure's minimum side yard from the required 5' to (0.3') Shed #1; to reduce the accessory structure's minimum side yard from the required 5' to (4.4') Shed #2 in connection maintaining conversion of two car garage into living space and 2 sheds. Property located at the above address and zoned Residential B. SCTM#:103-3-2-104
  
8. Application of 324 South Wellwood Ave, LLC - **324 South Wellwood Ave, Lindenhurst, New York 11757** for permission to reduce the minimum front set back from the minimum required 20' to (0.0') in connection with the installation of a 60" x 40" ground sign (Wealth Wave Financial Group). Property located at the above address and zoned Residential B. SCTM#:103-14-3-2
  
9. Application of Monsignor Joseph DeGrocco - Our Lady of Perpetual Help Church - **210 South Wellwood Ave, Lindenhurst, New York 11757** for permission for relief of off-street parking from the minimum required 421 spaces to (27) in conjunction with the subdivision of the property. Property located at the above address and zoned Business. SCTM#:103-10-4-14
  
10. Application of Wellwood & Dover, LLC - 224 No. Wellwood Ave, Lindenhurst, New York 11757 for permission for expansion of Brewery use and to reduce the off-street parking from the minimum required 132 spaces to (8). Property located at **226 (218-226) No. Wellwood Ave, Lindenhurst New York 11757** and zoned Business. SCTM#:103-7-1-124

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