

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.: July 22, 2026 to hear the following:

1. Application of Joshua Goldberg - 581 Chestnut Street, Lindenhurst, New York 11757 for permission to increase the lot occupancy from the limit of 20% to (30.5%) in connection with maintaining a shed and pergola. Property located at the above address and zoned Residential A. SCTM#:103-18-5-51.1
2. Application of Marisa Casada - 410 34th Street, Lindenhurst, New York 11757 for permission to increase the lot occupancy from the limit of 20% to (25.99%); to reduce the front yard greenery from the minimum required 70% to (56.31%) in connection with the installation of a 22' x 32' in ground swimming pool with heat pump and maintain a driveway expansion. Property located at the above address and zoned Residential B. SCTM#:103-5-1-7
3. Application of Alvaro Banchon - 361 South 16th Street, Lindenhurst, New York 11757 for permission to reduce the minimum rear yard from the required 25' to (17.9'); to expand the driveway width from the limit of 22' to (33.0') in connection with maintaining the front bow window, driveway expansion, finished basement with bathroom, full garage conversion, cellar overhang and rear deck. Property located at the above address and zoned Residential B. SCTM#:103-13-4-21
4. Application of Brogon Patalan - 765 Shore Walk, Lindenhurst, New York 11757 for permission to reduce the minimum rear yard from the required 25' to (6.2'); to increase the lot occupancy from the limit of 20% to (28.30%); to expand the height from the limit of 26' to (33.3'); to reduce the minimum front yard from the required 25' to (19.8') Lake street; to reduce the minimum front yard from the required 25' to (20.6') Shore walk in connection with the demolition of existing dwelling and construction of a new two story one family dwelling with internal garage and a 2nd floor deck with stairs. Property located at the above address and zoned Residential B. SCTM#:103-24-3-54

5. Application of Ryan and Colleen Fischer - 107 Kramer Drive, Lindenhurst, New York 11757 for permission to reduce the aggregate side yard from the minimum required 25' to (21.65') to reduce the minimum side yard from the required 10' to (5.8') in connection with maintaining a flagpole, bay window, and gazebo and the construction of a 10' x 30' right side addition with 1 car garage, 1 bedroom and playroom above. Property located at the above address and zoned Residential B. SCTM#:103-20-2-22

6. Application of Frankie Soler, Jr. - 821 Ocean Street, Lindenhurst, New York 11757 for permission to expand the height from the limit of 26' to (34.5'); to reduce the accessory structure's minimum side yard from the required 5' to (1.3'); to reduce the front yard greenery from the minimum required 70% to (44.13%); to expand the driveway width from the limit of 22' to (26.5') in connection with the construction of a 2nd floor dormer over existing floor and garage and maintain expansion of driveway, hot tub, outdoor BBQ, 14' x 7' shed and demo of an 8' x 10' shed . Property located at the above address and zoned Residential C. SCTM#:103-25-3-105.1

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