



Town of Oyster Bay

Zoning Board of Appeals

TOWN HALL, AUDREY AVENUE, OYSTER BAY, NEW YORK 11771-1592 - TELEPHONE: (516) 624-6232 - FAX: (516) 624-6149

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LEWIS J. YEVOLI - RITA BYRNE - KATHLEEN MULLIGAN - ELISABETTA TREDICI, *Counsel*

PUBLIC HEARING CALENDAR

NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS
Pursuant to the provisions of *Chapter 246, Article III, Section 246-18-E* of the Code of the Town of Oyster Bay, notice is hereby given that the Zoning Board of Appeals has scheduled a public meeting, which will take place in the Town Hall Meeting Room, Audrey Avenue, Oyster Bay, New York, on *MAY 1, 2014*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 72-87 - AMENDMENT

MASSAPEQUA PARK

KATHLEEN QUARLENA: (A) Amend Decision of Zoning Board of Appeals, dated March 13, 1972 in order to Amend the Declaration of Restrictive Covenants to indicate a change in occupancy while still maintaining a Parent/Child relationship. (B) Extend the Special Use Permit to maintain an existing second kitchen in a one-family dwelling for use as a Parent/Child residence.

SW/ cor. of Park Ln. & Cypress St., a/k/a 314 Park Lane, Massapequa Park, NY
SEC. 48 BLK. 366 LOT 49 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 90-71 - AMENDMENT

NORTH MASSAPEQUA

PAUL R. LEITE: (A) Amend Decision of Zoning Board of Appeals, dated March 30, 1990 in order to Amend the Declaration of Restrictive Covenants to indicate a change in occupancy while still maintaining a Parent/Child relationship. (B) Extend the Special Use Permit to maintain an existing second kitchen in a one-family dwelling for use as a Parent/Child residence.

W/s/o N. Nancy Pl., 369.25 ft. N/o William Rd., a/k/a 37 N. Nancy Place, N. Massapequa, NY
SEC. 52 BLK. 346 LOT 32 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 13-172- AMENDMENT

SYOSSET

NANCY CIMINERA & DOMENIC GRAZIOSI: Amend Specific Plan as presented for Appeal No. 13-172 and granted by Decision of the Zoning Board of Appeals, dated May 24, 2013, to construct rear one story circular addition having less rear yard setback.

SE/cor. of Sagamore Dr. & Split Rock Rd., a/k/a 10 Sagamore Drive, Syosset, NY
SEC. 25 BLK. 53 LOT 1 ZONE R1-1A

HEARING NO. RC 4

APPEAL NO. 75-305- AMENDMENT

SYOSSET

ABALENE OIL COMPANY: Amend Specific Plan as presented for Appeal No. 75-305 and granted by Decision of the Zoning Board of Appeals, dated September 22, 1975, to remove condition of variance.

S/s/o Railroad Ave., 120.60 ft. W/o Jackson Ave., a/k/a 98 Jackson Avenue, Syosset, NY
SEC. 15 BLK. 16 LOT 250 ZONE GB

HEARING NO. 1**APPEAL NO. 14-130****MASSAPEQUA****MARY KELIAN:** Variance for the reduction of off-street parking stalls.

N/s/o Grand Ave., W/o Central Ave., a/k/a 67B Grand Avenue, Massapequa, NY
SEC. 52 BLK. 203 LOT 154 ZONE NB

HEARING NO. 2**APPEAL NO. 14-131****MASSAPEQUA**

GEORGE & MAUREEN GORTON: (A) Variance to construct second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to construct landing with steps to grade having less side yard setback than permitted by Ordinance. (C) Variance to construct second story addition and landing with steps to grade having less aggregate side yards than permitted by Ordinance. (D) Variance to construct second story addition having less roof pitch than permitted by Ordinance. (E) Variance to construct expanded driveway having less side yard setback than permitted by Ordinance. (F) Variance to allow proposed parking space in required side yard.

S/s/o Kensington Ave., 85.29 ft. E/o Arlyn Dr. W., a/k/a 29 Kensington Avenue, Massapequa, NY
SEC. 53 BLK. 152 LOT 20 ZONE R1-7

HEARING NO. 3**APPEAL NO. 14-132****MASSAPEQUA**

ESTATE OF LEROY & FRANCES COX: (A) Variance to allow an existing front deck with stairs having less average front yard setback than permitted by Ordinance. (B) Variance to allow an existing detached garage exceeding maximum height than permitted by Ordinance. (C) Variance to allow an existing detached shed exceeding maximum height than permitted by Ordinance.

W/s/o Floyd Ln., S/o Jones Ct., a/k/a 10 Floyd Lane, Massapequa, NY
SEC. 53 BLK. 179 LOT 79 ZONE R1-7

HEARING NO. 4**APPEAL NO. 14-133****MASSAPEQUA**

KEITH BURTIS: (A) Variance to construct pavilion having less side/front yard setback (Sunset Drive) than permitted by Ordinance. (B) Variance to install in-ground swimming pool and pool equipment having less side/front yard setback (Sunset Drive) than permitted by Ordinance.

SE/ cor. of John St. & Sunset Dr., a/k/a 109 John Street, Massapequa, NY
SEC. 48 BLK. 179 LOT 1 ZONE R1-7

HEARING NO. 5**APPEAL NO. 14-134****MASSAPEQUA**

ALLEN JOHNSON: (A) Variance to construct new dwelling exceeding maximum building coverage, gross floor area, having less side yard setback, aggregate side yards, average front yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct circular driveway having less front yard setback and side yard setback than permitted by Ordinance. (C) Variance to construct greenhouse having less side yard setback than permitted by Ordinance.

W/s/o E. Shore Dr., 640 ft. S/o S. Bay Dr., a/k/a 357 East Shore Drive, Massapequa, NY
SEC. 66 BLK. 91 LOT 90 ZONE R1-10

HEARING NO. 6**APPEAL NO. 14-135****MASSAPEQUA**

JON LESSER: (A) Variance to construct new dwelling having less side yard setback, aggregate side yards, roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct 18 ft. by 18 ft. driveway having less side yard setback than permitted by Ordinance. (C) Variance to install two (2) air conditioning units having less side yard setback than permitted by Ordinance.

E/s/o Waterview Ave., 780 ft. S/o S. Bay Dr., a/k/a 84 Waterview Avenue, Massapequa, NY
SEC. 66 BLK. 91 LOT 7 ZONE R1-10

HEARING NO. 7**APPEAL NO. 14-136****NORTH MASSAPEQUA**

FRED SANTARPIA: (A) Variance to allow an existing stairs for second story rear deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow an existing rear second story deck and stairs and rear roof over patio exceeding maximum lot coverage than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 67-409 and granted by Decision of the Zoning Board of Appeals, dated September 29, 1967.

N/s/o N. Park Dr., 820 ft. W/o N. Central Dr., a/k/a 14 North Park Drive, North Massapequa, NY
SEC. 52 BLK. 71 LOT 890 ZONE R1-10

HEARING NO. 8**APPEAL NO. 14-137****HICKSVILLE**

TIMOTHY R. ZIKE: Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Tip Top Ln., 319 ft. W/o Lawn Pl., a/k/a 25 Tip Top Lane, Hicksville, NY
SEC. 46 BLK. 377 LOT 19 ZONE R1-7

HEARING NO. 9**APPEAL NO. 14-138****HICKSVILLE**

CHRISTOPHER MARTELLO: (A) Variance to allow an existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to allow an existing swimming pool filter having less side yard setback than permitted by Ordinance.

S/s/o Murray Rd., E/o Alicia St., a/k/a 25 Murray Road, Hicksville, NY
SEC. 46 BLK. 633 LOT 68 ZONE R1-6

HEARING NO. 10**APPEAL NO. 14-139****HICKSVILLE**

ALVIN & ALEXIS B. CRESENCIA: (A) Variance to construct 26.42 ft. by 36.58 ft. second story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct 6.75 ft. by 7 ft. front roof covered porch having less front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct 26.42 ft. by 36.58 ft. second story addition and 6.75 ft. by 7 ft. front roof covered porch exceeding maximum lot coverage and gross floor area than permitted by Ordinance.

N/s/o Arpad St., 424.50 ft. E/o Ketcham Rd., a/k/a 41 Arpad Street, Hicksville, NY
SEC. 12 BLK. 426 LOT 19 ZONE R1-7

HEARING NO. 11**APPEAL NO. 14-140****PLAINVIEW**

LAUREN FINELLI: (A) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second story addition and portico exceeding maximum building coverage than permitted by Ordinance.

N/s/o Audrey Ave., 50 ft. W/o Parkview St., a/k/a 16 Audrey Avenue, Plainview, NY

SEC. 12**BLK. 20****LOT 52****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 14-141****PLAINVIEW**

RICHARD JANSEN: (A) Variance to construct basement entrance having less side/front yard setback than permitted by Ordinance. (B) Variance to construct rear roofed over porch having less side yard setback than permitted by Ordinance. (C) Variance to allow an existing 6 ft. high wood fence exceeding maximum height across side/front yard (Braun Drive) than permitted by Ordinance.

SW/ cor. of Knickerbocker Rd. W. & Braun Dr., a/k/a 117 Knickerbocker Road W., Plainview, NY

SEC. 12**BLK. 342****LOT 17****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 14-142****WESTBURY**

REGINA DIEHL: (A) Variance to construct front roofed over porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow an existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Mindy Ln., 100 ft. E/o Bruce Ln., a/k/a 31 Mindy Lane, Westbury, NY

SEC. 11**BLK. 368****LOT 3****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 14-143****WOODBURY**

TROY P. FABREGAS: Variance to erect 10 ft. high tennis court fence having less side yard setback than permitted by Ordinance.

S/s/o Bristol Ave., 266.12 ft. E/o Yukon Dr., a/k/a 181 Bristol Drive, Woodbury, NY

SEC. 13**BLK. 113****LOT 9****ZONE R1-1A**

HEARING NO. 15**APPEAL NO. 14-144****JERICHO**

MOTASIR MIAH: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (Key Place) than permitted by Ordinance.

NW/ cor. of N. Marginal Rd. & Key Pl., a/k/a 165 N. Marginal Road, Jericho, NY

SEC. 11**BLK. 459****LOT 10****ZONE R1-10**

HEARING NO. 16**APPEAL NO. 14-145****JERICHO**

LEYLA BABAEW: (A) Variance to allow an existing front stoop with stairs having less average front yard setback than permitted by Ordinance. (B) Variance to allow an existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow an existing 6 ft. high fence exceeding maximum height across side/front yard (Orange Drive) than permitted by Ordinance.

NE/ cor. of Richmond Ave. & Orange Dr., a/k/a 2 Richmond Avenue, Jericho, NY

SEC. 11**BLK. 431****LOT 1****ZONE R1-10**

HEARING NO. 17**APPEAL NO. 14-146****SYOSSET**

BRIAN RUSSELL: (A) Variance to construct second floor addition having less aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 95-287 and granted by Decision of the Zoning Board of Appeals, dated August 29, 1995.

S/s/o Edgewood Dr., 150 ft. W/o Hillside Ln. E., a/k/a 10 Edgewood Drive, Syosset, NY
SEC. 15 BLK. 70 LOT 15 ZONE R1-7

HEARING NO. 18**APPEAL NO. 14-147****GLEN HEAD**

CAROL MILLINGTON: Variance to allow an existing front porch having less average front yard setback than permitted by Ordinance.

E/s/o Hill Dr., 394.58 ft. N/o Glen Cove Dr., a/k/a 1 Hill Drive, Glen Head, NY
SEC. 21 BLK. 53 LOT 40 ZONE R1-7

HEARING NO. 19**APPEAL NO. 14-148****OYSTER BAY**

ELIZABETH O'GRADY: (A) Variance to allow an existing wood deck with steps to grade having less rear yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 84-484 and granted by Decision of the Zoning Board of Appeals, dated November 5, 1984.

W/s/o Anstice St., 686.70 ft. N/o Berry Hill Rd., a/k/a 196 Anstice Street, Oyster Bay, NY
SEC. 27 BLK. 21 LOT 232 ZONE R1-6

HEARING NO. HO 1**APPEAL NO. 14-117****OYSTER BAY**

K & C BUILDERS, INC.: Variance to construct new dwelling (including rear deck and front porch) having less lot size, width of lot at front, width of lot at required rear, side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Capitol Ct., 226.73 ft. W/o Lexington Ave., a/k/a Capitol Court, Oyster Bay, NY
SEC. 24 BLK. B LOT 11 ZONE R1-10/OB HAMLET RDD

HEARING NO. HO 2**APPEAL NO. 14-20****NORTH MASSAPEQUA**

GERARD CRUSE: Variance to maintain existing rear one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o N. Hawthorne St., 178 ft. E/o Dogwood Pl., a/k/a 576 N. Hawthorne Street, N. Massapequa, NY
SEC. 52 BLK. 402 LOT 4 ZONE R1-7

HEARING NO. HO 3**APPEAL NO. 14-101****MASSAPEQUA**

ANNMARIE BELVISO & ANGELA POPOVIC: (A) Variance to allow an existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to allow an existing rear second floor deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Berkeley Pl., 140 ft. W/o Seaford Ave., a/k/a 1 Berkeley Place, Massapequa, NY
SEC. 65 BLK. 4 LOT 94 ZONE R1-7

HEARING NO. HO 4

APPEAL NO. 14-108

PLAINVIEW

SHAHIDA PARVEEN: Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

E/s/o Belmont Ave., 409 ft. S/o David Ct., a/k/a 2A Belmont Avenue, Plainview, NY

SEC. 46

BLK. 619

LOT 122

ZONE R1-7

APRIL 21, 2014

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK