



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

ARLENE VAN LOAN, *Chairwoman* - SUSAN CLONINGER - LOIS SCHMITT - ANTHONY A. CAPETOLA
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 29, 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. 02-203 - AMENDMENT

HICKSVILLE

GERALD MANNA: (A) Amend Decision of Zoning Board of Appeals, dated May 23, 2002 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.

S/s/o Buckner Ave., 190.18 ft. E/o Stanford Ln., a/k/a 8 Buckner Avenue, Hicksville, NY
SEC. 45 BLK. 494 LOT 42 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 81-95 - AMENDMENT

SYOSSET

JOHN R. MAJEWSKI: (A) Amend Decision of Zoning Board of Appeals, dated April 17, 1981 in order to Amend the Declaration of Restrictive Covenants to indicate a change 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.

E/s/o Albergo Ln., 228.84 ft. S/o Convent Rd., a/k/a 7 Albergo Lane, Syosset, NY
SEC. 15 BLK. 180 LOT 11 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 13-48- AMENDMENT

MASSAPEQUA

MICHAEL WILDES: Amend Specific Plan as presented for Appeal No. 13-48 and granted by Decision of the Zoning Board of Appeals, dated March 13, 2013, to reflect changes to proposed construction.

S/s/o Pittsburgh Ave., 200 ft. W/o Central Ave., a/k/a 94 Pittsburgh Avenue, Massapequa, NY
SEC. 52 BLK. 175 LOT 324 ZONE R1-7

HEARING NO. RC 4

APPEAL NO. 72-196 - AMENDMENT

HICKSVILLE

CATHERINE FOWLER: (A) Amend Decision of Zoning Board of Appeals, dated May 15, 1972 in order to Amend the Declaration of Restrictive Covenants to indicate a change 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 Division Ave., 167.09 ft. N/o Boulevard Dr., a/k/a 208 Division Avenue, Hicksville, NY
SEC. 45 BLK. L LOT 72 ZONE R1-7

HEARING NO. RC 5**APPEAL NO. 99-219- AMENDMENT****SYOSSET**

MATT & AMY CRESCIMANNI: Amend Specific Plan as presented for Appeal No. 99-219 and granted by Decision of the Zoning Board of Appeals, dated May 21, 1999, and amended December 13, 1999, to reflect changes to proposed construction.

S/s/o Right-of-Way, 846.29 ft. S/o Split Rock Rd., a/k/a 529 Split Rock Road, Syosset, NY
SEC. 25 BLK. 58 LOT 113 ZONE R1-2A

HEARING NO. 1**APPEAL NO. 14-167****MASSAPEQUA**

CATHY BYRNE: (A) Variance to allow an existing attached shed having less side yard setback than permitted by Ordinance. (B) Variance to allow an existing roofed-over deck having less rear yard setback than permitted by Ordinance. (C) Variance to allow an existing attached shed and roofed-over deck exceeding maximum gross floor area than permitted by Ordinance.

NW/ cor. of Sunset Rd. & Seneca St. W., a/k/a 107 Sunset Road, Massapequa, NY
SEC. 66 BLK. 47 LOT 7 ZONE R1-10

HEARING NO. 2**APPEAL NO. 14-168****MASSAPEQUA**

RICHARD COLAVITA: Variance to allow an existing above ground swimming pool having less side yard setback than permitted by Ordinance.

E/s/o Fairwater Ave., 100 ft. N/o Seagull Pl., a/k/a 36 Fairwater Avenue, Massapequa, NY
SEC. 66 BLK. 77 LOT 43 ZONE R1-10

HEARING NO. 3**APPEAL NO. 14-169****MASSAPEQUA**

JOHN & DONNA ANTETOMASO: (A) Variance to allow an existing rear stoop and two (2) storage sheds exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow an existing rear stoop and raised pool patio exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow an existing swimming pool surrounded by raised patio with rock wall having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing pool equipment (heater and filter) having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to allow an existing rear storage shed having less side yard setback and exceeding maximum height than permitted by Ordinance. (F) Variance to allow an existing side storage shed having less side yard setback than permitted by Ordinance.

N/s/o Beaumont Ave., 105 ft. E/o Polo Rd., a/k/a 72 Beaumont Avenue, Massapequa, NY
SEC. 57 BLK. 225 LOT 22 ZONE R1-7

HEARING NO. 4**APPEAL NO. 14-170****MASSAPEQUA**

HERBERT & RHODA PERRY: (A) Variance to allow an existing deck exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow an existing widened driveway having less side yard setback than permitted by Ordinance.

E/s/o Merritt Ave., 71 ft. N/o Clinton Pl., a/k/a 19 Merritt Avenue, Massapequa, NY
SEC. 65 BLK. 235 LOT 12 ZONE R1-7

HEARING NO. 5

APPEAL NO. 14-171

MASSAPEQUA

PATRICIA BENSON: Variance to install pool equipment having less front yard setback than permitted by Ordinance.

W/s/o Alhambra Rd., S/o Canal Rd., a/k/a 98 Alhambra Road, Massapequa, NY
SEC. 65 BLK. 92 LOT 71 ZONE R1-7

HEARING NO. 6

APPEAL NO. 14-172

NORTH MASSAPEQUA

JAMES KAFUSZE: (A) Variance to allow an existing rear stone platform having less average front yard setback than permitted by Ordinance. (B) Variance to allow an existing rear deck and rear stone platform exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow an existing rear deck having less rear yard setback than permitted by Ordinance. (D) Variance to allow an existing rear deck, front roofed over entry and shed exceeding maximum building coverage than permitted by Ordinance.

N/s/o N. Richmond Ave., 700 ft. W/o N. Central Ave., a/k/a 269 N. Richmond Ave., N. Massapequa, NY
SEC. 52 BLK. 120 LOT 74 ZONE R1-7

HEARING NO. 7

APPEAL NO. 14-173

FARMINGDALE

JAY RODERICK MCGLONE: (A) Variance to allow an existing front roof over porch and to construct cantilevered two story addition having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct cantilevered two story addition having less side yard setback than permitted by Ordinance. (C) Variance to allow an existing second driveway (East) having less side yard setback than permitted by Ordinance.

S/s/o Lockwood Ave., 140.23 ft. E/o Roberts St., a/k/a 106 Lockwood Avenue, Farmingdale, NY
SEC. 48 BLK. 478 LOT 61 ZONE R1-7

HEARING NO. 8

APPEAL NO. 14-174

BETHPAGE

GEORGETTE DEPASQUALE: Variance to allow an existing circular driveway having less front yard setback than permitted by Ordinance.

W/s/o Florence Rd., 120 ft. S/o Sandra Ln., a/k/a 4162 Florence Road, Bethpage, NY
SEC. 52 BLK. 319 LOT 3 ZONE R1-7

HEARING NO. 9

APPEAL NO. 14-175

HICKSVILLE

STEPHEN & MARIA SCHULTZ: (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance for the reduction of off-street parking spaces. (C) Variance to allow an existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to construct rear addition with roof over patio and raised wood deck exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow an existing oil tank having less side yard setback than permitted by Ordinance.

S/s/o Dante Ave., 100 ft. W/o Palermo St., a/k/a 46 Dante Avenue, Hicksville, NY
SEC. 45 BLK. 113 LOT 158 ZONE R1-7

HEARING NO. 10**APPEAL NO. 14-176****HICKSVILLE**

ESTATE OF ANNA FIEGER: (A) Variance to allow an existing exterior cellar entrance with steps to grade having less average front yard setback (Frank Avenue) than permitted by Ordinance. (B) Variance to allow an existing 6 ft. high wood stockade fence exceeding maximum height across front yard abutting Vincent Road and an existing 5 ft. high wood stockade fence exceeding maximum height across front yard abutting Frank Avenue than permitted by Ordinance.

NW/ cor. of Frank Ave. & Vincent Rd., a/k/a 10 Frank Avenue, Hicksville, NY

SEC. 12 BLK. 153 LOT 4 ZONE R1-7

HEARING NO. 11**APPEAL NO. 14-177****HICKSVILLE**

ANITA BANERJEE: (A) Variance to construct 10 ft. by 16 ft. pre-fab aluminum screen room and 10 ft. by 11.45 ft. aluminum roof over exceeding maximum lot coverage than permitted by Ordinance. (B) Variance to construct 10 ft. by 11.45 ft. aluminum roof over having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Ballpark Ln., 160 ft. W/o Beacon Ln., a/k/a 39 Ballpark Lane, Hicksville, NY

SEC. 45 BLK. 371 LOT 25 ZONE R1-7

HEARING NO. 12**APPEAL NO. 14-178****OLD BETHPAGE**

NICHOLAS ZAFIROPOULOS: Variance to erect 6 ft. high fence exceeding maximum height across front yard (Stan Court) than permitted by Ordinance.

E/s/o Stan Ct., N/o Pickwick Dr., a/k/a 2 Stan Court, Old Bethpage, NY

SEC. 47 BLK. 128 LOT 11 ZONE R1-10

HEARING NO. 13**APPEAL NO. 14-179****PLAINVIEW**

MICHELLE CRISS: (A) Variance to construct second story addition having less roof pitch than permitted by Ordinance. (B) Variance to construct front porch and rear kitchen addition exceeding maximum building coverage than permitted by Ordinance.

W/s/o Beaumont Dr., 358.60 ft. N/o Robin Ln., a/k/a 12 Beaumont Drive, Plainview, NY

SEC. 13 BLK. 58 LOT 9 ZONE R1-7

HEARING NO. 14**APPEAL NO. 14-180****PLAINVIEW**

THOMAS PASSOLO: Variance to construct second floor addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Morton Blvd., 312.73 ft. W/o Joel Pl., a/k/a 177 Morton Boulevard, Plainview, NY

SEC. 47 BLK. 10 LOT 6 ZONE R1-7

HEARING NO. 15**APPEAL NO. 14-181****JERICO**

YU ZHAI: Variance to construct rear one story addition having less rear yard setback and exceeding maximum lot coverage than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Middle Ln., 384.5 ft. E/o Magnolia Ln., a/k/a 39 Middle Lane, Jericho, NY

SEC. 12 BLK. 517 LOT 25 ZONE R1-10

HEARING NO. 16

APPEAL NO. 14-182

JERICHO

JEROME & PHYLLIS COHEN: Variance to allow an existing raised wood rear deck having less aggregate side yards than permitted by Ordinance.

W/s/o Hedgerow Ln., S/o Hazelwood Dr., a/k/a 51 Hedgerow Lane, Jericho, NY

SEC. 12

BLK. 542

LOT 15

ZONE R1-10

HEARING NO. 17

APPEAL NO. 14-183

GLEN COVE

MARK DAVID TERJESEN: Variance to construct second story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves, gutters and chimney.

S/s/o Collins Rd., E/o Keith Pl., a/k/a 32 Collins Road, Glen Cove, NY

SEC. 23

BLK. 34

LOT 9

ZONE R1-10

HEARING NO. 18

APPEAL NO. 14-184

LOCUST VALLEY

HANS KIESSLING: Variance to construct front open porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Cocks Ln., 200.69 ft. E/o Woods Rdwy., a/k/a 134 Cocks Lane, Locust Valley, NY

SEC. 29

BLK. R02

LOT 1164

ZONE R1-10

MAY 19, 2014

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK