



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 **JUNE 26, 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. 13-319- AMENDMENT

MASSAPEQUA

ANTHONY TREZZA: Amend Specific Plan as presented for Appeal No. 13-319 and granted by Decision of the Zoning Board of Appeals, dated October 21, 2013, to reflect changes to proposed construction.

E/s/o Delta Rd., 150 ft. S/o Prospect St., a/k/a 11 Delta Road, Massapequa, NY
SEC. 66 BLK. 100 LOT 72 ZONE R1-10

HEARING NO. RC 2

APPEAL NO. 12-432- AMENDMENT

HICKSVILLE

GAIL SCHWARTZMAN: Amend Specific Plan as presented for Appeal No. 12-432 and granted by Decision of the Zoning Board of Appeals, dated December 26, 2012, to construct front porch.

W/s/o Frances Ln., 197.91 ft. N/o Linden Ct., a/k/a 8 Frances Lane, Hicksville, NY
SEC. 12 BLK. 326 LOT 13 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 84-170 - AMENDMENT

MASSAPEQUA

GRACE DOHERTY: (A) Amend Decision of Zoning Board of Appeals, dated April 30, 1984 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 Forest Ave., 60.39 ft. N/o Parkhill Ave., a/k/a 572 Forest Avenue, Massapequa, NY
SEC. 52 BLK. 258 LOT 1 ZONE R1-7

HEARING NO. RC 4

APPEAL NO. 87-219 - AMENDMENT

BETHPAGE

ANNA MANFREDI: (A) Amend Decision of Zoning Board of Appeals, dated May 18, 1987 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.

S/s/o Meade Ave., 665.27 ft. W/o Stewart Ave., a/k/a 31 Meade Avenue, Bethpage, NY
SEC. 46 BLK. 25 LOT 131 ZONE R1-6

HEARING NO. RC 5**APPEAL NO. 93-235 - AMENDMENT****MASSAPEQUA**

FRANCINE RUVO: (A) Amend Decision of Zoning Board of Appeals, dated July 2, 1993 in order to Amend the Declaration of Restrictive Covenants to indicate a change ownership and 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.

N/s/o Lakeview Ave., 188.44 ft. W/o Massapequa Ave., a/k/a 1 Lakeview Ave., Massapequa, NY
SEC. 57 BLK. 203 LOT 202 ZONE R1-7

HEARING NO. RC 6**APPEAL NO. 09-190- AMENDMENT****GLENWOOD LANDING**

FAB PROPERTY DEVELOPMENT LLC: Amend Specific Plan as presented for Appeal No. 09-190 and granted by Decision of the Zoning Board of Appeals, dated May 6, 2009, to reflect changes to proposed construction.

E/s/o Highland Ave., 70 ft. S/o Grove St., Glenwood Landing, NY
SEC. 20 BLK. P LOT 1031 ZONE R1-7

HEARING NO. RC 7**APPEAL NO. 09-191- AMENDMENT****GLENWOOD LANDING**

FAB PROPERTY DEVELOPMENT LLC: Amend Specific Plan as presented for Appeal No. 09-190 and granted by Decision of the Zoning Board of Appeals, dated May 6, 2009, to reflect changes to proposed construction.

SE/cor. of Grove St. & Highland Ave., a/k/a 67 Grove St., Glenwood Landing, NY
SEC. 20 BLK. P LOT 1030 ZONE R1-7

HEARING NO. 1**APPEAL NO. 14-207****MASSAPEQUA**

SANFORD BAACH: Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

S/s/o Pocahontas St. W., 189.37 ft. W/o Sunset Rd., a/k/a 22 Pocahontas Street W., Massapequa, NY
SEC. 66 BLK. 47 LOT 59 ZONE R1-10

HEARING NO. 2**APPEAL NO. 14-208****MASSAPEQUA**

JOHN OWENS: (A) Variance to allow an existing 6 ft. high fence exceeding maximum height across a front yard than permitted by Ordinance. (B) Variance to allow two (2) existing accessory storage sheds exceeding maximum height than permitted by Ordinance.

W/s/o Bernard St., E/o Carmans Rd., a/k/a 7 Bernard Street, Massapequa, NY
SEC. 53 BLK. 160 LOT 37 ZONE R1-7

HEARING NO. 3**APPEAL NO. 14-209****MASSAPEQUA**

STEVEN & STACIE SUNTZENICH: (A) Variance to construct cantilevered second story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct cantilevered second story addition and egress window well having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

S/s/o Plymouth Rd., 347.96 ft. W/o Arlyn Dr. E., a/k/a 15 Plymouth Road, Massapequa, NY
SEC. 53 BLK. 153 LOT 29 ZONE R1-7

HEARING NO. 4**APPEAL NO. 14-210****NORTH MASSAPEQUA**

STEVEN TERRIZZI: Variance to construct one-story rear addition with steps to grade having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o N. Hawthorne St., 198.11 ft. W/o Magnolia Dr., a/k/a 510 N. Hawthorne St., N. Massapequa, NY
SEC. 52 BLK. 403 LOT 17 ZONE R1-7

HEARING NO. 5**APPEAL NO. 14-211****HICKSVILLE**

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

W/s/o Cedar St., 140 ft. N/o Plainview Rd., a/k/a 4 Cedar Street, Hicksville, NY
SEC. 12 BLK. 256 LOT 66 ZONE R1-7

HEARING NO. 6**APPEAL NO. 14-212****OLD BETHPAGE**

JOHN CONGDON: (A) Variance to allow an existing deck having less side yard setback than permitted by Ordinance. (B) Variance to allow an existing widened driveway having less side yard setback than permitted by Ordinance.

W/s/o Walter Ct., 152.45 ft. N/o Walter Ln., a/k/a 5 Walter Court, Old Bethpage, NY
SEC. 47 BLK. 66 LOT 21 ZONE R1-7

HEARING NO. 7**APPEAL NO. 14-213****OLD BETHPAGE**

MARK LAROCCO: Variance to construct one story rear addition having less side yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Forte Ave., 190 ft. N/o Hay Path Rd., a/k/a 7 Forte Avenue, Old Bethpage, NY
SEC. 47 BLK. 32 LOT 4 ZONE R1-7

HEARING NO. 8**APPEAL NO. 14-214****PLAINVIEW**

JAMES TRABOLD: Variance to allow an existing rear enclosed unheated porch having less side yard setback than permitted by Ordinance.

N/s/o Ontario Ave., 188 ft. W/o Elmwood St., a/k/a 26 Ontario Avenue, Plainview, NY
SEC. 12 BLK. 2 LOT 63 ZONE R1-7

HEARING NO. 9**APPEAL NO. 14-215****PLAINVIEW**

BRIAN SUDRAN: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (Cynthia Lane) than permitted by Ordinance.

NW/ cor. of Hope Dr. & Cynthia Ln., a/k/a 24 Hope Drive, Plainview, NY
SEC. 47 BLK. 7 LOT 13 ZONE R1-7

HEARING NO. 10**APPEAL NO. 14-216****PLAINVIEW**

LEONARD DECOSTANZO: (A) Variance to construct front walk-in bay window addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct two story rear addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct two story rear addition and front walk-in bay window addition exceeding maximum building coverage and gross floor area than permitted by Ordinance. (D) Variance to construct square-off of existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Mitchell Ave., 180 ft. S/o Steven St., a/k/a 7 Mitchell Avenue, Plainview, NY

SEC. 12**BLK. 381****LOT 6****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 14-217****PLAINVIEW**

CYNTHIA ZANGER: (A) Variance to allow an existing rear deck exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow an existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Floral Dr. W., 240 ft. W/o Wallace Dr., a/k/a 58 Floral Drive West, Plainview, NY

SEC. 12**BLK. 63****LOT 40****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 14-218****PLAINVIEW**

DAN & MICHELLE RONEN: (A) Variance to construct additions and portico exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct additions having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow an existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Charlotte Pl., 135.19 ft. E/o Lillian Ln., a/k/a 18 Charlotte Place, Plainview, NY

SEC. 47**BLK. 15****LOT 21****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 14-219****GLEN HEAD**

JAMES MULVEY: Variance to construct new dwelling having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Hill Ln., 317.43 ft. W/o Hill Dr., a/k/a 4 Hill Lane, Glen Head, NY

SEC. 21**BLK. S****LOT 409****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 14-220****GLEN HEAD**

HERMAN BERLINER: (A) Variance to allow existing rear raised masonry porch with canopy and rear addition having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear raised masonry porch with canopy, rear addition and front roof over exceeding maximum building coverage than permitted by Ordinance.

N/s/o Plymouth Dr. N., 226 ft. E/o Exeter Pl., a/k/a 93 Plymouth Drive North, Glen Head, NY

SEC. 21**BLK. 214****LOT 155****ZONE R1-7**

HEARING NO. 15

APPEAL NO. 14-221

GLEN HEAD

DENISE HERNAIZ: Variance to allow an existing 11 ft. by 16.67 ft. rear roof over exceeding maximum lot coverage than permitted by Ordinance

E/s/o Benjamin St., 93.82 ft. S/o Glen Head Rd., a/k/a 4 Benjamin Street, Glen Head, NY
SEC. 20 BLK. 14 LOT 271 ZONE R1-6

HEARING NO. 16

APPEAL NO. 14-222

LOCUST VALLEY

BRIAN R. PLUMB: (A) Variance to allow an existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to allow existing front roofed over porch, second floor addition with cantilever and second floor deck exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing front roofed over porch and second floor addition having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to allow existing front roofed over porch, first floor deck, second floor addition and second floor deck exceeding maximum gross floor area than permitted by Ordinance.

NW/ cor. of 2nd Ave. & Avenue B, a/k/a 18 2nd Avenue, Locust Valley, NY
SEC. 30 BLK. 33 LOT 139 ZONE R1-6

HEARING NO. 17

APPEAL NO. 14-223

EAST NORWICH

WILLIAM EVANS: Variance to allow an existing rear dormer having less roof pitch than permitted by Ordinance.

N/s/o Radcliff Dr., 658.33 ft. W/o Surrey Pl., a/k/a 122 Radcliff Drive, East Norwich, NY
SEC. 24 BLK. 10 LOT 12 ZONE R1-7

HEARING NO. HO 1

APPEAL NO. 12-405

MASSAPEQUA

RICHARD SCHIELKE: (A) Variance to maintain existing raised wood deck and 4 ft. by 40.3 ft. second story deck having less rear yard setback than permitted by Ordinance. (B) Variance to maintain existing raised wood deck having less side yard setback, less aggregate side yards, exceeding maximum gross floor area and maximum lot coverage than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 04-417 and granted by Decision of the Zoning Board of Appeals, dated September 23, 2004 and amended April 14, 2005.

SW/cor. of Leewater Ave. & Nearwater Ave., a/k/a 89 Leewater Avenue, Massapequa, NY
SEC. 66 BLK. 84 LOT 5 & 6 ZONE R1-10

HEARING NO. HO 2

APPEAL NO. 14-202

SYOSSET

JOANNE WIMETT: Variance to construct second story addition having less roof pitch and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Cold Spring Rd., 567.29 ft. W/o Cherry Ln., a/k/a 271 Cold Spring Road, Syosset, NY
SEC. 25 BLK. C01 LOT 285 ZONE R1-1A

HEARING NO. HO 3**APPEAL NO. 14-150****MASSAPEQUA**

ANTHONY MANOUGIAN: (A) Variance to construct second story balcony having less average front yard setback than permitted by Ordinance. (B) Variance to allow an existing front portico having less side yard setback than permitted by Ordinance. (C) Variance to allow an existing and proposed front portico and to construct second story addition with balcony having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to allow an existing and proposed front portico, cantilevered second story addition and front balcony exceeding maximum building coverage and gross floor area than permitted by Ordinance. (E) Variance to allow an existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Anchor Dr., 300 ft. S/o Admiral Rd., a/k/a 56 Anchor Drive, Massapequa, NY

SEC. 65**BLK. 245****LOT 23****ZONE R1-10**

HEARING NO. HO 4**APPEAL NO. 14-155****BETHPAGE**

YVONNE PUENTE: (A) Variance to allow an existing addition to garage abutting awning and dwelling having less rear yard setback than permitted by Ordinance. (B) Variance to allow an existing aluminum awning having less side yard setback than permitted by Ordinance. (C) Variance to allow an existing aluminum awning and addition to garage exceeding maximum building coverage than permitted by Ordinance.

NE/ cor. of Meade Ave. & 12th St., a/k/a 118 Meade Avenue, Bethpage, NY

SEC. 46**BLK. 35****LOT 51****ZONE R1-6**

JUNE 16, 2014**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**