



**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 **SEPTEMBER 4, 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. 89-313 - AMENDMENT**

**FARMINGDALE**

**LEONARD KLEINMAN:** (A) Amend Decision of Zoning Board of Appeals, dated July 26, 1989 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.

NE/ cor. of Powell St. & Lambert Ave., a/k/a 5 Powell Street, Farmingdale, NY  
**SEC. 48                      BLK. 511                      LOT 202                      ZONE NB**

**HEARING NO. 1**

**APPEAL NO. 14-307**

**MASSAPEQUA**

**SEAN BURGOYNE:** Variance to construct two story front addition having less average front yard setback than permitted by Ordinance.

E/s/o Leonard Dr., 170 ft. S/o Clinton Pl., a/k/a 8 Leonard Drive, Massapequa, NY  
**SEC. 65                      BLK. 205                      LOT 13                      ZONE R1-7**

**HEARING NO. 2**

**APPEAL NO. 14-308**

**MASSAPEQUA**

**MICHAEL WAGNER:** Variance to construct a widened driveway having less side yard setback than permitted by Ordinance.

NE/cor. of Fox Blvd. & Lagoon Blvd., a/k/a 132 Fox Boulevard, Massapequa, NY  
**SEC. 65                      BLK. 116                      LOT 2107                      ZONE R1-7**

**HEARING NO. 3**

**APPEAL NO. 14-309**

**MASSAPEQUA**

**MELROSE AVE LLC:** Variance to construct new dwelling on sub-divided lot having less width of lot at both front property lines (Ellen Street & Mott Street) than permitted by Ordinance. **(Parcel #1)**

N/s/o Ellen St. 120 ft. W/o Melrose Ave., a/k/a 66 Melrose Avenue, Massapequa, NY  
**SEC. 53                      BLK. 54                      LOT 1                      ZONE R1-7**

**HEARING NO. 4**

**APPEAL NO. 14-310**

**MASSAPEQUA**

**MELROSE AVE LLC:** Variance to construct new dwelling on sub-divided lot having less lot area, width of lot at front property line and at required rear yard than permitted by Ordinance. **(Parcel #2)**

N/s/o Ellen St. 65 ft. W/o Melrose Ave., a/k/a Melrose Avenue, Massapequa, NY  
**SEC. 53                      BLK. 54                      LOT 1                      ZONE R1-7**

**HEARING NO. 5****APPEAL NO. 14-311****MASSAPEQUA**

**MELROSE AVE LLC**: Variance to construct new dwelling on sub-divided lot having less lot area and width of lot at front property line to required rear yard than permitted by Ordinance. (**Parcel #3**)

NW/ cor. of Melrose Ave. & Ellen St., a/k/a 66 Melrose Avenue, Massapequa, NY  
**SEC. 53**                      **BLK. 54**                      **LOT 1**                      **ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 14-312****MASSAPEQUA**

**ANGELA RICCIARDI**: Variance to allow existing shed and pergola having less side yard setback and rear yard setback than permitted by Ordinance.

W/s/o West Gate Rd., 430.07 ft. N/o McLeod St., a/k/a 110 West Gate Road, Massapequa, NY  
**SEC. 48**                      **BLK. 524**                      **LOT 36**                      **ZONE R1-6**

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**HEARING NO. 7****APPEAL NO. 14-313****MASSAPEQUA**

**MARINA M. OMID**: Variance to construct second story sunroom exceeding maximum building coverage than permitted by Ordinance.

W/s/o Riviera Dr. S., 193.55 ft. N/o Cameo Dr., a/k/a 134 Riviera Drive S., Massapequa, NY  
**SEC. 65**                      **BLK. 228**                      **LOT 47**                      **ZONE R1-10**

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**HEARING NO. 8****APPEAL NO. 14-314****MASSAPEQUA**

**STUART & VINCENZA COLE**: **(A)** Variance to construct one story addition and second story addition on East side of dwelling having less side yard setback than permitted by Ordinance. **(B)** Variance to construct additions on East side of dwelling and one story addition on West side of dwelling having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to construct one story additions, two story addition, balcony and portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Anchor Dr., 900 ft. W/o S. Bay Ave., a/k/a 27 Anchor Drive, Massapequa, NY  
**SEC. 65**                      **BLK. 241**                      **LOT 34**                      **ZONE R1-10**

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**HEARING NO. 9****APPEAL NO. 14-315****NORTH MASSAPEQUA**

**NICHOLAS & JILLIAN CELLI**: **(A)** Variance to allow an existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance for the reduction of off-street parking spaces.

E/s/o Oxford Ave., N/o N. Pine St., a/k/a 8 Oxford Avenue, North Massapequa, NY  
**SEC. 52**                      **BLK. 470**                      **LOT 29**                      **ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 14-316****FARMINGDALE**

**FRANK LAUREANO & JANELLE FONTELA**: **(A)** Variance to allow an existing wood deck with steps to grade having less average front yard setback (Kent Lane) than permitted by Ordinance. **(B)** Variance to allow an existing 6 ft. high wood stockade fence exceeding maximum height within 30 ft. radius than permitted by Ordinance. **(C)** Variance to allow an existing 6 ft. high wood stockade fence exceeding maximum height in front yard than permitted by Ordinance.

SW /cor. of Gateway & Kent Ln., a/k/a 4 Gateway, Farmingdale, NY  
**SEC. 53**                      **BLK. 188**                      **LOT 1**                      **ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 14-317****BETHPAGE**

**GREG GUSZ:** (A) Variance to construct second story addition having less side yard setback than permitted by Ordinance. (B) Variance to allow an existing rear yard hot tub having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow an existing 8 ft. by 11.65 ft. enclosed porch having less side yard setback than permitted by Ordinance. (D) Variance to construct second story addition and existing enclosed porch having less aggregate side yards than permitted by Ordinance. (E) Variance to allow an existing driveway having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (F) Variance to allow existing pool filter and heater having less front yard setback than permitted by Ordinance. (G) Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Columbia Street) than permitted by Ordinance.

S/s/o Columbia St., 140 ft. E/o Lowell St., a/k/a 37 Columbia Street, Bethpage, NY

**SEC. 46**

**BLK. 318**

**LOT 34**

**ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 14-318****BETHPAGE**

**JOHN MCGRORTY:** (A) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. (B) Variance to allow an existing 6 ft. high vinyl fence exceeding maximum height in front yard (Manor Drive) than permitted by Ordinance.

SW /cor. of Silber Ave. & Manor Dr., a/k/a 89 Silber Avenue, Bethpage, NY

**SEC. 46**

**BLK. 166**

**LOT 24**

**ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 14-319****HICKSVILLE**

**JACOB FOULADI:** Variance to allow an existing widened driveway having less side yard setback than permitted by Ordinance.

NE/cor. of Bobwhite La. & Bobwhite La., a/k/a 73 Bobwhite Lane, Hicksville, NY

**SEC. 45**

**BLK. 368**

**LOT 26**

**ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 14-320****PLAINVIEW**

**SAMMI GRUNSPAN:** Variance to construct second story addition having less aggregate side yards and roof pitch than permitted by Ordinance.

S/s/o Audrey Ave., 50 ft. E/o Manor St., a/k/a 61 Audrey Avenue, Plainview, NY

**SEC. 12**

**BLK. 24**

**LOT 69**

**ZONE R1-7**

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**HEARING NO. 15****APPEAL NO. 14-321****JERICO**

**BRADLEY J. PENNER:** Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (Tioga Drive) than permitted by Ordinance.

NW/cor. Of Sutton Ter. & Tioga Dr., a/k/a 21 Sutton Terrace, Jericho, NY

**SEC. 11**

**BLK. 473**

**LOT 1**

**ZONE R1-10**

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**HEARING NO. 16**

**APPEAL NO. 14-322**

**JERICO**

**LINN WEISSMAN:** (A) Variance to construct two story addition having less average side/front yard setback than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to construct one story addition, cantilevered two story addition and roofed over front porch exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct one story addition, cantilevered two story addition, second story addition, roofed over front porch and stoops exceeding maximum gross floor area than permitted by Ordinance.

SE /cor. of Westchester Ave. & Saratoga Dr., a/k/a 30 Westchester Avenue, Jericho, NY  
SEC. 11                      BLK. 466                      LOT 3                      ZONE R1-10

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**HEARING NO. 17**

**APPEAL NO. 14-323**

**JERICO**

**CM & SHEEBA ABRAHAM:** (A) Variance to construct roofed over front porch and greenhouse 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. (C) Variance to allow an existing 6 ft. high wood fence exceeding maximum height across side/front yard (Forest Drive) than permitted by Ordinance.

SE /cor. of Favorite Ln. & Forest Dr., a/k/a 50 Favorite Lane, Jericho, NY  
SEC. 12                      BLK. 581                      LOT 14                      ZONE R1-10

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**HEARING NO. 18**

**APPEAL NO. 14-324**

**JERICO**

**ROBIN ALTMAN:** Variance to install natural gas generator exceeding maximum setback from dwelling than permitted by Ordinance.

W/s/o Michelle Dr., 350 ft. S/o Garden Pl., a/k/a 99 Michelle Drive, Jericho, NY  
SEC. 12                      BLK. 622                      LOT 12                      ZONE R1-10

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**HEARING NO. 19**

**APPEAL NO. 14-325**

**JERICO**

**MICHAEL HAMMERMAN:** Variance to allow an existing upper side deck exceeding maximum building coverage and having less side yard setback than permitted by Ordinance.

E/s/o Hightop Ln., 185.11 ft. S/o Hazelwood Dr., a/k/a 54 Hightop Lane, Jericho, NY  
SEC. 12                      BLK. 542                      LOT 22                      ZONE R1-10

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**HEARING NO. 20**

**APPEAL NO. 14-326**

**GLEN HEAD**

**MICHAEL PUJDAK:** Variance to construct sunroom exceeding maximum building coverage than permitted by Ordinance.

E/s/o Glen Lane, 86.67 ft. N/o Salem Way, a/k/a 1 Glen Lane, Glen Head, NY  
SEC. 21                      BLK. 219                      LOT 61                      ZONE R1-7

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HEARING NO. HO 1

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. & 12<sup>th</sup> St., a/k/a 118 Meade Avenue, Bethpage, NY

SEC. 46

BLK. 35

LOT 51

ZONE R1-6

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**AUGUST 25, 2014**

**BY ORDER OF THE ZONING BOARD OF APPEALS**

**TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**