



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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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 *December 4, 2014*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC1

REQUEST TO AMEND, AS FOLLOWS:

APPEAL NO. 09-168 - AMENDMENT

PLAINVIEW

333 SOUTH SERVICE ROAD, LLC: Amend Specific Plan as presented for Appeal No. 09-168 and granted by Decision of the Zoning Board of Appeals, dated March 26, 2009, to reflect changes to proposed construction, maintenance and operation of wireless antennas.

S/s/o So. Service Rd., 175 ft. W/o Round Swamp Rd., a/k/a 333 So. Service Rd., Plainview, NY
SEC. 13 BLK. 89 LOT 24 ZONE LI

HEARING NO. RC2

APPEAL NO. 78-261 - AMENDMENT

GLEN COVE

VIRGINIA DALY (A) Amend Decision of Zoning Board of Appeals, dated September 15, 1978 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.

N/s/o Redwood Court, 562.19 ft. W/o Smith Street, a/k/a 19 Redwood Court, Glen Cove, NY
SEC 22 BLK B LOT 1507 ZONE R1-6

HEARING NO. RC 3

APPEAL NO. 89-438 - AMENDMENT

NORTH MASSAPEQUA

CARLO RIZZI: **(A)** Amend Decision of Zoning Board of Appeals, dated September 27, 1989 in order to Amend the Declaration of Restrictive Covenants to indicate 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 N. Rutherford Ave., 100 ft. W/o N. Bay Dr., a/k/a 252 N. Rutherford Ave. North Massapequa, NY
SEC 52 BLK 60 LOT 1012 ZONE R1-7

HEARING NO. 1

APPEAL NO. 14-407

MASSAPEQUA

JOHN & JOSEPHINE TARPEY: Variance to construct two-story addition with garage under exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Fairfax Rd., 106.83 ft. E/o Gloucester Rd., a/k/a 95 Fairfax Road, Massapequa, NY
SEC. 65 BLK. 154 LOT 54 ZONE R1-10/OHG

HEARING NO. 2**APPEAL NO. 14-408****MASSAPEQUA**

ROBERT URIO: (A) Variance to construct one story side addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to erect 6 ft. high wood fence exceeding maximum height across front yard (Forest Avenue) than permitted by Ordinance. (C) Amend Specific Plans as presented for Appeal No. 92-347 and granted by Decision of the Zoning Board of Appeals, dated September 23, 1992 and Appeal No. 11-293 and granted by Decision of the Zoning Board of Appeals, dated July 14, 2011.

SE/cor. of Forest Ave. & Boston Ave., a/k/a 704 Forest Avenue, Massapequa, NY
SEC. 52 BLK. 252 LOT 1702 ZONE R1-7

HEARING NO. 3**APPEAL NO. 14-409****MASSAPEQUA**

MICHAEL POLTORAK: Variance to allow an existing two story dwelling with attached garage, roofed-over front porch and rear deck exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Jetmore Pl., 494.05 ft. W/o Forest Ave., a/k/a 41 Jetmore Place, Massapequa, NY
SEC. 65 BLK. 20 LOT 139 ZONE R1-7

HEARING NO. 4**APPEAL NO. 14-410****MASSAPEQUA**

DINA TESORIERE: Variance to construct sunroom having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Commonwealth Ave., 130.31 ft. E/o Broadway, a/k/a 173 Commonwealth Avenue, Massapequa, NY
SEC. 48 BLK. 104 LOT 39 ZONE R1-7

HEARING NO. 5**APPEAL NO. 14-411****WOODBURY**

ABDUL & YASAMIN MOSAVER: (A) Variance to construct rear trellis exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct rear trellis and rear raised patio exceeding maximum permitted gross floor area than permitted by Ordinance.

W/s/o Windemere Way, 52.56 ft. N/o Windemere Dr., a/k/a 3 Windemere Way, Woodbury, NY
SEC. 14 BLK. 37 LOT 3 ZONE R1-1A

HEARING NO. 6**APPEAL NO. 14-412****SYOSSET**

NEERAJ & SIMRAN RAJPAL: Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

S/s/o Princeton Dr., W/o Ketchams Rd., a/k/a 18 Princeton Drive, Syosset, NY
SEC. 12 BLK. 631 LOT 38 ZONE R1-7

HEARING NO. 7**APPEAL NO. 14-413****SYOSSET**

JAYSON T. JACOB: (A) Variance to construct ell shaped one story addition, roofed over front porch, rear landing and second floor addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct ell shaped one story addition and second floor addition having less average front yard setback and rear yard setback than permitted by Ordinance. (C) Variance to construct second floor addition having less average side front yard setback and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters.

NW/cor. of Gary Rd. & Newmarket Rd., a/k/a 49 Gary Road, Syosset, NY
SEC. 12 BLK. 396 LOT 16 ZONE R1-7

HEARING NO. 8**APPEAL NO. 14-414****HICKSVILLE****KASHIF EJAZ:** Variance for the reduction of off-street parking spaces.

S/s/o Glenbrook Rd., W/o Mitchell Ct., a/k/a 33 Glenbrook Road, Hicksville, NY

SEC. 45**BLK. 514****LOT 7****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 14-415****HICKSVILLE****SARBJIT SINGH:** (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 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. (C) Variance to allow an existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Heitz Pl., 75.12 ft. E/o Bay Ave., a/k/a 42 Heitz Place, Hicksville, NY

SEC. 12**BLK. 234****LOT 140****ZONE GB**

HEARING NO. 10**APPEAL NO. 14-416****JERICO****MOSS RAWN:** (A) Variance to allow an existing rear deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow an existing second floor addition having less roof pitch than permitted by Ordinance.

W/s/o Sagamore Way S., 165.67 ft. S/o Sagamore Way N., a/k/a 23 Sagamore Way S., Jericho, NY

SEC. 12**BLK. 627****LOT 8****ZONE R1-10**

HEARING NO. 11**APPEAL NO. 14-417****LOCUST VALLEY****NICHOLAS JOHNNIDIS, D.D.S. & FLORENCE C. JOHNNIDIS:** (A) Special Use Permit to allow an existing home business (Dental Office) in a one-family dwelling and to be operated by a person not residing on the premises. (B) Variance to allow expansion of Dental Office exceeding maximum area and gross floor area of the dwelling unit than permitted by Ordinance.

NW/cor. of Weir Ln. & Forest Ave., a/k/a 5 Weir Lane, Locust Valley, NY

SEC. 30**BLK. 66****LOT 450****ZONE R1-6**

HEARING NO. HO1**APPEAL NO. 14-390****JERICO****TANMAYATA WADHWA:** Variance to allow an existing rear wood deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Birchwood Park Dr., E/o Mill Pond St., a/k/a 150 Birchwood Park Drive, Jericho, NY

SEC. 12**BLK. 514****LOT 17****ZONE R1-10**

HEARING NO. HO2**APPEAL NO. 14-392****EAST NORWICH****DOUGLAS ELLIMAN REAL ESTATE:** Variance to allow an existing 12 sq. ft. double sided illuminated ground sign having less front yard setback than permitted by Ordinance.

S/s/o Northern Blvd., 250 ft. W/o Oyster Bay Rd., a/k/a 6326 Northern Blvd., East Norwich, NY

SEC. 16**BLK. 1****LOT 219****ZONE NB**

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NOVEMBER 24, 2014

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK