



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 *JUNE 18, 2015*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 94-167 - AMENDMENT

HICKSVILLE

JOANNE ABBRIANO: (A) Amend Decision of Zoning Board of Appeals, dated April 21, 1994 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 Fox Pl., 240 ft. W/o Winding Rd., a/k/a 8 Fox Place, Hicksville, NY
SEC 45 BLK 302 LOT 18 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 85-198 - AMENDMENT

PLAINVIEW

CONSTANCE GIAMBALVO: (A) Amend Decision of Zoning Board of Appeals, dated May 16, 1985, in order to Amend the Declaration of Restrictive Covenants to indicate a change in 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.

S/s/o Cherry Dr. W., 100 ft. W/o Wallace Dr., a/k/a 75 Cherry Drive West, Plainview, NY
SEC 12 BLK 65 LOT 41 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 85-130 - AMENDMENT

BETHPAGE

ROBERT CIOFALO: (A) Amend Decision of Zoning Board of Appeals, dated April 4, 1985, 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 Eleventh St., 160 ft. S/o Thomas Ave., a/k/a 181 Eleventh Street, Bethpage, NY
SEC 46 BLK 35 LOTS 24-26 ZONE R1-6

HEARING NO. RC 4

APPEAL NO. 85-113 - AMENDMENT

HICKSVILLE

CAROL A. FITZGERALD: (A) Amend Decision of Zoning Board of Appeals, dated March 21, 1985 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 Garden Blvd., 273.58 ft. N/o Balsam Ln., a/k/a 18 Garden Boulevard, Hicksville, NY
SEC 46 BLK 457 LOT 8 ZONE R1-7

HEARING NO. RC 5**APPEAL NO. 99-402 - AMENDMENT****HICKSVILLE**

CRAIG BRUCKNER: (A) Amend Decision of Zoning Board of Appeals, dated December 2, 1999 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 Tobias St., 410.87 ft. E/o Jerusalem Ave., a/k/a 11 Tobias Street, Hicksville, NY
SEC. 46 BLK. 533 LOT 27 ZONE R1-7

HEARING NO. 1**APPEAL NO. 15-187****MASSAPEQUA**

PATRICK DRISCOLL: (A) Variance to construct one story addition, two story addition, second story addition, roof over rear patio, front covered porch and existing rear wood deck exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct second story additions, front covered porch and one story addition having less average front yard setbacks (Forest Avenue and Pennsylvania Avenue) than permitted by Ordinance. (C) Variance to construct second floor addition and existing rear wood deck having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct second story addition having less roof pitch than permitted by Ordinance.

SE/ cor. of Forest Ave. & Pennsylvania Ave., a/k/a 522 Forest Avenue, Massapequa, NY
SEC. 52 BLK. 263 LOT 2355 ZONE R1-7

HEARING NO. 2**APPEAL NO. 15-188****MASSAPEQUA**

SANDRA MORSE: Variance to construct a front portico, first floor addition with garage and first floor addition exceeding maximum building coverage and having less side yard and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Boston Ave., 305.74 ft. E/o Seaford Ave., a/k/a 18 Boston Avenue, Massapequa, NY
SEC. 52 BLK. 238 LOT 2 ZONE R1-7

HEARING NO. 3**APPEAL NO. 15-189****PLAINEDGE**

SCOTT & JENNIFER CARSON: (A) Variance to allow existing roof over patio and chimney having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing roof over patio, roof over patio attached to garage and front portico exceeding maximum building coverage than permitted by Ordinance.

W/s/o S. Hermann Ave., 100 ft. N/o Wilson Ln., a/k/a 83 S. Hermann Avenue, Plainedge, NY
SEC. 49 BLK. 23 LOT 162 ZONE R1-7

HEARING NO. 4**APPEAL NO. 15-190****HICKSVILLE**

ESTATE OF ARTHUR CUCCI: (A) Variance to allow existing rear detached garage addition together with the existing detached garage exceeding maximum lot coverage of the principal building and rear yard coverage than permitted by Ordinance. (B) Variance to allow existing rear roofed over patio and existing rear detached garage addition exceeding maximum lot coverage than permitted by Ordinance. (C) Variance to allow existing rear cellar entrance having less side yard setback than permitted by Ordinance.

S/s/o Arpad St., 260.50 ft. E/o Pollock Pl., a/k/a 12 Arpad Street, Hicksville, NY
SEC. 12 BLK. 101 LOT 49 ZONE R1-7

HEARING NO. 5

APPEAL NO. 15-191

HICKSVILLE

DANIEL SYDOR: Variance to allow an existing 6 ft. high fence exceeding maximum height across side/front yard (Michigan Drive) than permitted by Ordinance.

NW/ cor. of N. Fordham Rd. & Michigan Dr., a/k/a 72 N. Fordham Road, Hicksville, NY
SEC. 46 **BLK. 380** **LOT 6** **ZONE R1-7**

HEARING NO. 6

APPEAL NO. 15-192

HICKSVILLE

JOHN MCCABE: (A) Variance to allow existing 4 ft. high fence exceeding maximum height on a corner lot. (B) Variance to allow existing vestibule addition and landing having less average side/front yard than permitted by Ordinance. (C) Variance to allow existing deck having less side yard setback than permitted by ordinance; also encroachment of eaves and gutters.

SE/cor. of Dorothy St. & Willett Ave., a/k/a 1 Dorothy Street, Hicksville, NY
SEC. 12 **BLK. 292** **LOT 4** **ZONE R1-7**

HEARING NO. 7

APPEAL NO. 15-193

HICKSVILLE

ALI KHAN: (A) Variance to construct second story addition and front roof-over porch exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct second story addition exceeding maximum gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 74-420 and granted by Decision of the Zoning Board of Appeals, dated October 31, 1974.

S/s/o Lowell St., 100 ft. E/o Kuhl Ave., a/k/a 42 Lowell Street, Hicksville, NY
SEC. 11 **BLK. 280** **LOT 17** **ZONE R1-7**

HEARING NO. 8

APPEAL NO. 15-194

HICKSVILLE

MICHAEL & MARIA BROOKS: (A) Variance to allow existing 6 ft. fence exceeding maximum height across front yard abutting Albert Street. (B) Variance to allow existing front portico, attached shed, and wood deck with canopy exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing wood deck with canopy having less rear yard setback than permitted by Ordinance.

NW/cor. of Albert St. & Mineola Ave., a/k/a 32 Albert Street, Hicksville, NY
SEC. 46 **BLK. 634** **LOT 17** **ZONE LI**

HEARING NO. 9

APPEAL NO. 15-195

HICKSVILLE

PETER DOURDUPIS: (A) Variance to allow existing storage shed rear addition with awning having less side yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Lee Ave., 144.86 ft. S/o North Dr., a/k/a 146 Lee Avenue, Hicksville, NY
SEC. 46 **BLK. 367** **LOT 7** **ZONE R1-7**

HEARING NO. 10**APPEAL NO. 15-196****PLAINVIEW**

KAREN BRUCKSTEIN: (A) Variance to allow an existing raised wood side deck having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow an existing air conditioning unit having less side yard setback than permitted by Ordinance.

S/s/o Helen Ave., 395 ft. E/o Bernice Pl., a/k/a 17 Helen Avenue, Plainview, NY

SEC. 47**BLK. 13****LOT 7****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 15-197****PLAINVIEW**

ZAHEER SATTAUR: (A) Variance to construct a two-story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct a two-story and second story addition having less roof pitch than permitted by Ordinance. (C) Variance to construct a two-story addition, second story addition, one-story walk out box bay and roofed over open porch exceeding permitted building coverage and exceeding gross floor area than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 08-62 and granted by Decision of the Zoning Board of Appeals, dated February 7, 2008.

NE/cor. of Elmwood St. & Westbury Ave., a/k/a 89 Elmwood Street, Plainview, NY

SEC. 12**BLK. 13****LOT 6****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 15-198****JERICO**

PAUL LARUCCIA: (A) Variance to construct new dwelling having less width of lot and front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct courtyard parking area with less front yard setback than permitted by Ordinance.

N/s/o Meadowbrook Club Rd., E/o Cedar Swamp Rd., a/k/a 59 Meadowbrook Club Rd., Jericho, NY

SEC. 17**BLK. 11****LOT 163****ZONE R1-2A**

HEARING NO. 13**APPEAL NO. 15-199****JERICO**

ALLEN WEINGARTEN: (A) Variance to allow existing one story side addition with platform having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing masonry steps having less average front yard setback (Ivy Drive) than permitted by Ordinance. (C) Variance to allow existing one story side addition and front roof over porch exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Ivy Dr. & Moss Ln., a/k/a 62 Ivy Drive, Jericho, NY

SEC. 12**BLK. 616****LOT 28****ZONE R1-10**

HEARING NO. 14**APPEAL NO. 15-200****JERICO**

LINN WEISSMAN: Variance to allow proposed natural gas generator in front yard.

SE/ cor. of Westchester Ave. & Saratoga Dr., a/k/a 30 Westchester Avenue, Jericho, NY

SEC. 11**BLK. 466****LOT 3****ZONE R1-10**

HEARING NO. 15**APPEAL NO. 15-201****JERICHO**

LOUIS GISERMAN: (A) Variance to allow existing pool heater having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear pool deck and semi in-ground pool having less rear yard setback than permitted by Ordinance.

E/s/o Fortune Ln., 70 ft. S/o Forest Dr., a/k/a 46 Fortune Lane, Jericho, NY
SEC. 12 BLK. 580 LOT 13 ZONE R1-10

HEARING NO. 16**APPEAL NO. 15-202****SYOSSET**

DOROTHY SZAWIEL: (A) Variance to allow existing roof over front porch having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 12-439 and granted by Decision of the Zoning Board of Appeals, dated December 13, 2012.

E/s/o Meadow Ln., 155 ft. N/o Hillside Ln. S., a/k/a 21 Meadow Lane, Syosset, NY
SEC. 15 BLK. 70 LOT 25 ZONE R1-7

HEARING NO. 17**APPEAL NO. 15-203****GLEN HEAD**

JEFFREY WEINGARTEN: Variance to allow a sub-division of a portion of existing non-conforming property to create a single residential lot.

W/s/o Glen Cove Rd., S/o Sea Cliff Ave., a/k/a 240 Glen Cove Road, Glen Head, NY
SEC. 21 BLK. S LOT 6F ZONE R1-2A

HEARING NO. 18**APPEAL NO. 15-204****GLEN HEAD**

JEFFREY WEINGARTEN: (A) Variance to allow an existing one-family dwelling on a proposed sub-divided lot having less width of lot and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow an existing 6 ft. high fence exceeding maximum height in side/front yard (Hill Drive) than permitted by Ordinance.

E/s/o Hill Dr., N/o Edgewood Dr., a/k/a 20 Hill Drive, Glen Head, NY
SEC. 21 BLK. S LOT 301 ZONE R1-7

HEARING NO. 19**APPEAL NO. 15-205****EAST NORWICH**

KATHRYN FARNESE: (A) Variance to allow an existing electric heater having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow an existing swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 00-687 and granted by Decision of the Zoning Board of Appeals, dated January 4, 2001.

S/s/o School House Pl., 190.54 ft. E/o School House Ct., a/k/a 24 School House Pl, East Norwich, NY
SEC. 27 BLK. 85 LOT 8 ZONE R1-20

HEARING NO. HO 1

APPEAL NO. 15-110

FARMINGDALE

BENNY & DIANE TAORMINA: (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 steps and landing having less average front yard setback (W. Walnut Street) than permitted by Ordinance. (C) Variance to allow an existing 6 ft. fence exceeding maximum height across side/front property (Cedar Street) than permitted by Ordinance.

NE/ cor. of W. Walnut St. & Cedar St., a/k/a 67 W. Walnut Street, Farmingdale, NY

SEC. 49

BLK. 8

LOT 27

ZONE R1-7

JUNE 8, 2015

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK