



**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 - LEWIS J. YEVOLI  
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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 17, 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. 85-592 - AMENDMENT**

**HICKSVILLE**

**LINDA VACCSE:** (A) Amend Decision of Zoning Board of Appeals, dated November 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.

N/s/o Columbia Rd., 65 ft. W/o S. Oyster Bay Rd., a/k/a 25 Columbia Road, Hicksville, NY  
**SEC 12                      BLK 345                      LOT 25                      ZONE R1-7**

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**HEARING NO. RC 2**

**APPEAL NO. 85-161 - AMENDMENT**

**FARMINGDALE**

**PAUL D'AVERSA:** (A) Amend Decision of Zoning Board of Appeals, dated July 10, 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.

N/s/o Fallwood Pkwy., 70 ft. E/o Graham St., a/k/a 159 Fallwood Parkway, Farmingdale, NY  
**SEC 48                      BLK 520                      LOTS 705, 331-335                      ZONE R1-7**

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**HEARING NO. RC 3**

**APPEAL NO. 91-296 - AMENDMENT**

**HICKSVILLE**

**PETER LIN:** (A) Amend Decision of Zoning Board of Appeals, dated August 22, 1991 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.

SE/ cor. of Kuhl Ave. & Dakota St., a/k/a 46 Kuhl Avenue, Hicksville, NY  
**SEC 11                      BLK 275                      LOTS 15 & 16                      ZONE R1-7**

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**HEARING NO. 1**

**APPEAL NO. 15-394**

**MASSAPEQUA**

**MICHAEL PERRIN BROWN:** (A) Variance to construct a second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to construct widened driveway having less side yard setback than permitted by Ordinance. (C) Variance to construct one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Bayview Pl. W., 89.93 ft. W/o Ocean Ave., a/k/a 63 Bayview Place W., Massapequa, NY  
**SEC. 65                      BLK. 212                      LOT 11                      ZONE R1-7**

**HEARING NO. 2**

**APPEAL NO. 15-395**

**MASSAPEQUA**

**ROBERT GULLA:** (A) Variance to allow existing 6 ft. high fence exceeding maximum height across rear and interior of yard than permitted by Ordinance. (B) Variance to allow existing metal awning having less side/front yard setback than permitted by Ordinance; encroachment of eaves and gutters.

NW/ cor. of Park Ln. & Massachusetts Ave., a/k/a 174 Park Lane, Massapequa, NY

**SEC. 48**

**BLK. 368**

**LOT 49**

**ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 15-396**

**MASSAPEQUA**

**ANTHONY FIORELLO:** Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

N/s/o New Hampshire Ave., 100 ft. W/o Bell Pl., a/k/a 199 New Hampshire Avenue, Massapequa, NY

**SEC. 48**

**BLK. 96**

**LOT 39**

**ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 15-397**

**MASSAPEQUA**

**FRANCES VOLPE:** Variance to allow existing rear addition exceeding maximum building coverage than permitted by Ordinance.

N/s/o Orlando St., 252.47 ft. W/o Sunset Rd., a/k/a 8 Orlando Street, Massapequa, NY

**SEC. 66**

**BLK. 50**

**LOT 19**

**ZONE R1-10**

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**HEARING NO. 5**

**APPEAL NO. 15-398**

**MASSAPEQUA**

**NICHOLAS V. ZICARI:** Variance to construct rear deck with landing and stairs to grade exceeding maximum building coverage than permitted by Ordinance.

E/s/o Waterview Ave., 220 ft. S/o S. Bay Dr., a/k/a 52 Waterview Avenue, Massapequa, NY

**SEC. 66**

**BLK. 91**

**LOT 34**

**ZONE R1-10**

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**HEARING NO. 6**

**APPEAL NO. 15-399**

**MASSAPEQUA**

**ESTATE OF JULIA T. BOHAN:** Variance to allow existing 7 ft. by 9 ft. front vestibule addition having less average front yard setback than permitted by Ordinance.

S/s/o Brendan Ave., 134.80 ft. W/o Cottage Dr., a/k/a 317 Brendan Avenue, Massapequa, NY

**SEC. 53**

**BLK. 161**

**LOT 31**

**ZONE R1-7**

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**HEARING NO. 7**

**APPEAL NO. 15-400**

**MASSAPEQUA**

**14 DIVISION LLC:** Variance to construct rear second story balcony exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Division Ave., 500 ft. S/o Jomarr Pl., a/k/a 14 Division Avenue, Massapequa, NY

**SEC. 65**

**BLK. 135**

**LOT 605**

**ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 15-401****MASSAPEQUA**

**ROBERT LEDUC:** Variance to allow existing front addition and pergola exceeding maximum building coverage than permitted by Ordinance.

S/s/o S. Bayview Ave., W/o Beverly Rd., a/k/a 278 S. Bayview Avenue, Massapequa, NY  
**SEC. 65                      BLK. 53                      LOT 192                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 15-402****MASSAPEQUA**

**SHARON & RICHARD BETZ:** (A) Variance to allow existing one story addition and portico having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing 6 ft. by 10 ft. shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high fence exceeding maximum height across front yard (Arlyn Drive W.) than permitted by Ordinance.

SE/ cor. of Croyden Dr. & Arlyn Dr. W., a/k/a 25 Croyden Drive, Massapequa, NY  
**SEC. 53                      BLK. 146                      LOT 16                      ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 15-403****NORTH MASSAPEQUA**

**ALEXA MARIE, LLC:** (A) Variance to construct rear dormer having less roof pitch than permitted by Ordinance. (B) Variance to construct rear deck having less side yard setback than permitted by Ordinance; also encroachment of eaves gutters.

S/s/o N. Hawthorne St., 523 ft. W/o N. Central Ave., a/k/a 244 N. Hawthorne Street, North Massapequa, NY  
**SEC. 52                      BLK. 111                      LOT 212                      ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 15-404****NORTH MASSAPEQUA**

**KEVIN LILLIS:** (A) Variance to allow an existing garage converted to habitable space to remain. (B) Variance to construct addition having less average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter. (C) Variance to allow existing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 99-179 and granted by Decision of the Zoning Board of Appeals, dated April 22, 1999.

N/s/o N. Syracuse Ave., 140 ft. E/o New York Dr., a/k/a 175 N. Syracuse Ave., N. Massapequa, NY  
**SEC. 48                      BLK. 8                      LOT 69                      ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 15-405****NORTH MASSAPEQUA**

**MICHAEL AND DEBRA DWYER:** Variance to allow above-ground pool adjacent to deck with attached awning above having less rear yard setback than permitted by Ordinance.

S/s/o N. Rutherford Ave., E/o Central Dr., a/k/a 260 N. Rutherford Avenue, N. Massapequa, NY  
**SEC. 52                      BLK. 60                      LOT 1064                      ZONE R1-10**

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**HEARING NO. 13****APPEAL NO. 15-406****PLAINVIEW**

**THOMAS & DONNA SAN ANTONIO:** Variance to allow existing semi in-ground swimming pool and pool equipment having less side yard setback than permitted by Ordinance.

S/s/o Argyle Rd., 90 ft. E/o Meryll Pl., a/k/a 7 Argyle Road, Plainview, NY  
**SEC. 46                      BLK. 613                      LOT 22                      ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 15-407****BETHPAGE**

**JESSE PUNN:** Variance to allow existing sunroom and second floor deck extension exceeding maximum building coverage than permitted by Ordinance.

E/s/o Plainview Rd., 400.44 ft. S/o Hay Path Rd., a/k/a 675 Plainview Road, Bethpage, NY  
**SEC. 47                      BLK. 138                      LOT 12                      ZONE R1-10**

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**HEARING NO. 15****APPEAL NO. 15-408****BETHPAGE**

**CELIA & CARLOS SENRA:** (A) Variance to construct a second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to construct dormer, rear one story addition and side stoop having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct dormer having less roof pitch than permitted by Ordinance. (D) Variance to construct first and second story additions and roofed-over front porch exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Barbara St., 188.51 ft. E/o Broadway, a/k/a 14 Barbara Street, Bethpage, NY  
**SEC. 46                      BLK. 136                      LOT 11                      ZONE R1-7**

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**HEARING NO. 16****APPEAL NO. 15-409****HICKSVILLE**

**JENNIFER ROBERTSON:** (A) Variance to construct front roof over exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct first floor addition and front landing having less average front yard setback than permitted by Ordinance. (C) Variance to construct first floor addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 02-59 and granted by Decision of the Zoning Board of Appeals, dated May 30, 2002.

E/s/o Emmet Pl., 180 ft., S/o Thorman Ave., a/k/a 5 Emmet Place, Hicksville, NY  
**SEC. 12                      BLK. 200                      LOT 5                      ZONE R1-6**

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**HEARING NO. 17****APPEAL NO. 15-410****HICKSVILLE**

**HECTOR & CAMILA GAMBOA:** Variance to construct one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Spindle Rd., 380 ft. E/o Memory Ln., a/k/a 93 Spindle Road, Hicksville, NY  
**SEC. 45                      BLK. 294                      LOT 26                      ZONE R1-7**

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**HEARING NO. 18****APPEAL NO. 15-411****HICKSVILLE**

**THOMAS VOSS:** (A) Variance to allow existing bump-out having less average side/front yard setback than permitted by Ordinance. (B) Variance to allow existing attached garage and roof-over having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

S/s/o Hicks Circle, 141.45 ft. W/o Miller Rd., a/k/a 7 Hicks Circle, Hicksville, NY  
**SEC. 12                      BLK. 306                      LOT 4                      ZONE R1-7**

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**HEARING NO. 19**

**APPEAL NO. 15-412**

**HICKSVILLE**

**WASEEM S. AKHTAR:** Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (Newbridge Road) than permitted by Ordinance.

SE/cor. of Marie Ct. & Newbridge Rd., a/k/a 2 Marie Court, Hicksville, NY

**SEC. 45**

**BLK. 531**

**LOT 23**

**ZONE R1-7**

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**HEARING NO. 20**

**APPEAL NO. 15-413**

**PLAINVIEW**

**LESLIE & WILLIAM LINSNER:** Variance to construct one story rear addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Alma Ln., 227.78 ft. E/o Halcourt Dr., a/k/a 8 Alma Lane, Plainview, NY

**SEC. 47**

**BLK. 50**

**LOT 40**

**ZONE R1-7**

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**HEARING NO. 21**

**APPEAL NO. 15-414**

**PLAINVIEW**

**STEVEN SCHECTER:** (A) Variance to construct one and two story additions having less aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct second story addition having less roof pitch than permitted by Ordinance.

N/s/o Dartmouth Dr., 453.27 ft. W/o Amherst Dr., a/k/a 15 Dartmouth Drive, Plainview, NY

**SEC. 12**

**BLK. 621**

**LOT 14**

**ZONE R1-10**

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**HEARING NO. 22**

**APPEAL NO. 15-415**

**PLAINVIEW**

**LUIS URRUTIA:** (A) Variance to allow existing irregular shaped rear deck with pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing irregular shaped rear deck and front deck exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to maintain existing 6 ft. high PVC fence exceeding maximum height across front yard and within 30 ft. radius than permitted by Ordinance.

SE /cor. of Northern Pkwy. E. & Cherry Dr., a/k/a 9 Northern Parkway E., Plainview, NY

**SEC. 12**

**BLK. 75**

**LOT 199**

**ZONE R1-7**

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**HEARING NO. 23**

**APPEAL NO. 15-416**

**SYOSSET**

**ESTATE OF JOHN SCALA:** Variance to allow existing one story rear addition exceeding maximum building coverage than permitted by Ordinance.

E/s/o Miller Pl., 166.99 ft. S/o Birchwood Park Dr., a/k/a 233 Miller Place, Syosset, NY

**SEC. 12**

**BLK. 422**

**LOT 4**

**ZONE R1-7**

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**HEARING NO. 24**

**APPEAL NO. 15-417**

**SYOSSET**

**XI HU:** Variance to construct a rear deck exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Hillside Ln. N., E/o Jackson Ave., a/k/a 5 Hillside Lane N., Syosset, NY

**SEC. 15**

**BLK. 78**

**LOT 2**

**ZONE R1-7**

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**HEARING NO. 25**

**APPEAL NO. 15-418**

**GLEN HEAD**

**KRISTINE BORDONARO:** (A) Variance to allow an existing 3 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (B) Variance to construct roofed over porch having less average front yard setback (Locust Street) and exceeding maximum building coverage than permitted by Ordinance.

SE/ cor. of Hillside Ave. & Locust St., a/k/a 24 Hillside Avenue, Glen Head, NY

**SEC. 21**

**BLK. 72**

**LOT 172**

**ZONE R1-7**

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**HEARING NO. 26**

**APPEAL NO. 15-419**

**OYSTER BAY**

**TOM CONWAY:** Variance to allow existing shed exceeding maximum height than permitted by Ordinance.

S/s/o E. Main St., 102.76 ft. E/o Pearl St., a/k/a 78 E. Main Street, Oyster Bay, NY

**SEC. 27**

**BLK. 33**

**LOT 12**

**ZONE R1-6**

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**HEARING NO. HO 1**

**APPEAL NO. 15-342**

**NORTH MASSAPEQUA**

**RICHARD ALLOCCA:** Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (N. Woodward Drive) than permitted by Ordinance.

SW/ cor. of N. Idaho Ave. & N. Woodward Dr., a/k/a 326 N. Idaho Avenue, North Massapequa, NY

**SEC. 52**

**BLK. 37**

**LOT 22**

**ZONE R1-7**

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**DECEMBER 7, 2015**

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

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