



**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 **JANUARY 21, 2016**, at 7:00 P. M., to consider the following appeals:

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

**HEARING NO. RC 1**

**APPEAL NO. 09-473 - AMENDMENT**

**EAST NORWICH**

**SALVATORE ALBANESE:** Amend Specific Plan as presented for Appeal No. 09-473 and granted by Decision of the Zoning Board of Appeals, dated October 28, 2010, to allow an existing cellar entrance to remain.

S/s/o Walnut Ave., 99 ft. W/o Jericho Rd., East Norwich, NY

**SEC. 16                                      BLK. 3                                      LOT 50                                      ZONE R1-7**

**HEARING NO. RC 2**

**APPEAL NO. 09-366- AMENDMENT**

**BETHPAGE**

**TERESA NICACCI:** (A) Amend Decision of Zoning Board of Appeals, dated July 30, 2009 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.

E/s/o N. Third St., 130 ft. S/o Sycamore Ave., a/k/a 256 N. Third Street, Bethpage, NY

**SEC 46                                      BLK 76                                      LOT 51                                      ZONE R1-6**

**HEARING NO. RC 3**

**APPEAL NO. 76-199 - AMENDMENT**

**MASSAPEQUA**

**RONALD JABLONSKI:** (A) Amend Decision of Zoning Board of Appeals, dated October 3, 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.

SW/ cor. of S. Bay Ave. & Jefferson Pl., a/k/a 100 South Bay Avenue, Massapequa, NY

**SEC 65                                      BLK 242                                      LOT 17                                      ZONE R1-10**

**HEARING NO. 1**

**APPEAL NO. 16-29**

**MASSAPEQUA**

**JULIE C. MORALES:** Variance to allow existing rear deck exceeding maximum building coverage and having less rear yard setback than permitted by Ordinance.

N/s/o Joan Ln., 265.95 ft. E/o Linda Dr., a/k/a 19 Joan Lane, Massapequa, NY

**SEC. 48                                      BLK. 589                                      LOT 5A                                      ZONE R1-7**

**HEARING NO. 2****APPEAL NO. 16-30****MASSAPEQUA**

**MICHAEL LAMB:** (A) Variance to construct front addition, rear one story addition, rear first floor addition and second story addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct front portico, front porch, front addition, rear one story addition, rear first floor addition and second story addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct garage alteration raising exterior wall height with an attic above having less side yard setback than permitted by Ordinance. (D) Variance to construct garage alteration raising exterior wall height with an attic above and second story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Bay Dr., 798.62 ft. S/o Nassau St., a/k/a 96 Bay Drive, Massapequa, NY

**SEC. 65****BLK. 191****LOT 44****ZONE R1-10/OHG**

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**HEARING NO. 3****APPEAL NO. 16-31****MASSAPEQUA**

**COLLEEN CONLON:** (A) Variance to allow existing deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool slide having less rear yard setback than permitted by Ordinance.

W/s/o West Dr. 593.06 ft. N/o East Dr., a/k/a 56 West Drive, Massapequa, NY

**SEC. 48****BLK. 171****LOT 57****ZONE R1-7**

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**HEARING NO. 4****APPEAL NO. 16-32****MASSAPEQUA**

**SANFORD WASSERMAN:** (A) Variance to construct new dwelling having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing gazebo having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to construct new dwelling and to allow existing gazebo exceeding maximum building coverage and gross floor area than permitted by Ordinance. (D) Variance to construct new driveway having less side yard setback than permitted by Ordinance.

W/s/o Clearwater Ave., 380 ft. S/o Seminole Ave., a/k/a 31 Clearwater Avenue, Massapequa, NY

**SEC. 66****BLK. 68****LOT 69****ZONE R1-10**

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**HEARING NO. 5****APPEAL NO. 16-33****NORTH MASSAPEQUA**

**ALICE KEEGAN:** (A) Variance to allow existing swimming pool and pool deck having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing swimming pool equipment having less side yard setback than permitted by Ordinance.

N/s/o N. Richmond Ave., 420 ft. N/o N. Summit Dr., a/k/a 119 N. Richmond Avenue, N. Massapequa, NY

**SEC. 48****BLK. 85****LOT 1220****ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 16-34****NORTH MASSAPEQUA**

**SHANE MOONEY:** (A) Variance to construct second story addition having less average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct second story addition and front overhang/deck with steps exceeding maximum lot coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o William Rd., 403.15 ft. W/o David Rd., a/k/a 114 William Road, North Massapequa, NY

**SEC. 52****BLK. 394****LOT 4****ZONE R1-7**

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**HEARING NO. 7****APPEAL NO. 16-35****FARMINGDALE**

**BRIAN VEVANTE:** (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to construct one story addition and front landing having less average side/front yard setback than permitted by Ordinance. (C) Variance to allow existing detached storage shed having less side yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

NW/ cor. of Cedar St. & W. Oak St., a/k/a 33 Cedar Street, Farmingdale, NY

**SEC. 49****BLK. 8****LOT 61****ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 16-36****BETHPAGE**

**GEORGE ARNIOTIS:** Variance to construct front and rear dormer, vestibule and portico additions exceeding maximum building coverage than permitted by Ordinance.

S/s/o Avoca Ave., 300 ft. E/o Mack Pl., a/k/a 4025 Avoca Avenue, Bethpage, NY

**SEC. 46****BLK. 481****LOT 6****ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 16-37****BETHPAGE**

**VERONICA MARTIN-FUCHS:** (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. Reduction of spaces to 1 when 3 spaces are required.

S/s/o S. Millpage Dr., W/o Wilson Ln., a/k/a 82 S. Millage Drive, Bethpage, NY

**SEC. 49****BLK. 173****LOT 9****ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 16-38****HICKSVILLE**

**ANGELO ORTIZ:** (A) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. (B) Variance to allow two (2) existing detached sheds having less side/front yard setback (Pollok Place) than permitted by Ordinance. (C) Variance to allow existing pool equipment having less side/front yard setback (Pollok Place) than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height along side/front yard (Pollok Place) than permitted by Ordinance.

SE/ cor. of Pollok Pl. & Honved St., a/k/a 119 Pollok Place, Hicksville, NY

**SEC. 12****BLK. 302****LOT 58****ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 16-39****PLAINVIEW**

**DAVID BAMDAD:** (A) Variance to construct second floor addition having less side yard setback, aggregate side yards, roof pitch and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

E/s/o Abbey Ln., 491.45 ft. N/o Sydney St., a/k/a 17 Abbey Lane, Plainview, NY

**SEC. 12****BLK. 382****LOT 28****ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 16-40****PLAINVIEW**

**IRWIN GROSSMAN:** (A) Variance to allow existing triangular pergola having less front yard setback than permitted by Ordinance. (B) Variance to allow existing rear raised wood deck having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing rear raised wood deck, shed, pergola and rear wood deck with roof over exceeding maximum lot coverage than permitted by Ordinance.

W/s/o Winthrop Rd., 204.13 ft. N/o Wayland Rd., a/k/a 47 Winthrop Road, Plainview, NY  
**SEC. 12                      BLK. 567                      LOT 11                      ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 16-41****PLAINVIEW**

**HELEN FEINGOLD:** (A) Variance to allow existing rear raised wood deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear raised wood deck and shed exceeding maximum lot coverage than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow existing rear shed having less side yard setback than permitted by Ordinance.

S/s/o Keswick Ln., 80 ft. W/o Grohmans Ln., a/k/a 76 Keswick Lane, Plainview, NY  
**SEC. 46                      BLK. 614                      LOT 2                      ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 16-42****PLAINVIEW**

**BHAVESHKUMAR & DIPTI B. KOTHARI:** Variance to allow existing rear bi-level deck exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Sydney St., 310 ft. E/o Central Park Rd., a/k/a 10 Sydney Street, Plainview, NY  
**SEC. 12                      BLK. 385                      LOT 12                      ZONE R1-7**

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**HEARING NO. 15****APPEAL NO. 16-43****WOODBURY**

**HARVEY BLUM:** Variance to allow existing front addition, rear addition and deck exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Kristi Ln., 302.45 ft. W/o Piquets Ln., a/k/a 16 Kristi Lane, Woodbury, NY  
**SEC. 15                      BLK. 190                      LOT 22                      ZONE R1-20**

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**HEARING NO. 16****APPEAL NO. 16-44****JERICHO**

**DANIEL N. YANOFSKY:** Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

N/s/o Sullivan Dr., 349.86 ft. E/o Essex Pl., a/k/a 20 Sullivan Drive, Jericho, NY  
**SEC. 11                      BLK. 430                      LOT 12                      ZONE R1-10**

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**HEARING NO. 17****APPEAL NO. 16-45****SYOSSET**

**SHELLY ENG & RICHARD HOOSHIARI:** Variance to construct two story addition, rear roofed over porch and second floor deck exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Cold Spring Rd., S/o Townsend Dr., a/k/a 186 Cold Spring Road, Syosset, NY  
**SEC. 25                      BLK. G                      LOT 263                      ZONE R1-20**

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**HEARING NO. 18**

**APPEAL NO. 16-46**

**SYOSSET**

**FERNANDA VUDRAG**: Variance to construct second story addition having less average side/front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

SE/ cor. of Renee Rd. & Narcissus Dr., a/k/a 8 Renee Road, Syosset, NY

**SEC. 25**

**BLK. 29**

**LOT 1**

**ZONE R1-10**

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**HEARING NO. 19**

**APPEAL NO. 16-47**

**SYOSSET**

**JOHN HOUGH**: Variance to allow existing sunroom having less rear yard setback than permitted by Ordinance; also encroachment of eave and gutter.

N/s/o Drury Ln., 90 ft. E/o Eaton Rd., a/k/a 4 Drury Lane, Syosset, NY

**SEC. 12**

**BLK. 455**

**LOT 48**

**ZONE R1-10**

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**HEARING NO. 20**

**APPEAL NO. 16-48**

**SYOSSET**

**NICOLE HIRSCHFIELD**: **(A)** Variance to construct second story addition having less average front yard setback than permitted by Ordinance. **(B)** Variance to construct second story addition and one story rear addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Doone Dr., 151.20 ft. W/o Ashford Dr., a/k/a 16 Doone Drive, Syosset, NY

**SEC. 12**

**BLK. 604**

**LOT 9**

**ZONE R1-7**

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**HEARING NO. 21**

**APPEAL NO. 16-49**

**EAST NORWICH**

**JAMES EMERSON**: Variance to construct rear addition having less aggregate side yards than permitted by Ordinance.

N/s/o Joseph Ln., 90.06 ft. W/o Furman Pl., a/k/a 25 Joseph Lane, East Norwich, NY

**SEC. 27**

**BLK. 53**

**LOT 9**

**ZONE R1-7**

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**HEARING NO. 22**

**APPEAL NO. 16-50**

**OYSTER BAY**

**ROBERT H. CATALIOTTI**: **(A)** Variance to allow existing enclosed porch having less average front yard setback than permitted by Ordinance; also encroachment of eave and gutter. **(B)** Variance to allow existing enclosed porch and one story addition exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Orchard St. & Prospect St., a/k/a 43 Orchard Street, Oyster Bay, NY

**SEC. 27**

**BLK. 41**

**LOT 20**

**ZONE R1-6**

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**HEARING NO. HO 1**

**APPEAL NO. 15-372**

**SYOSSET**

**STACEY FINKELSTEIN**: Variance to allow an existing 10 ft. high fence exceeding maximum height across side yard than permitted by Ordinance.

N/s/o Deer Path Ln., E/o Elmwood Ln., a/k/a 40 Deer Path Lane, Syosset, NY

**SEC. 12**

**BLK. 487**

**LOT 16**

**ZONE R1-7**

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**HEARING NO. HO 2**

**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. HO 3**

**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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**JANUARY 11, 2016**

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

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