



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
RITA BYRNE - KATHLEEN MULLIGAN

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 **JULY 14, 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. 91-418 - AMENDMENT

GLEN HEAD

CATHERINE GUNGOR: (A) Amend Decision of Zoning Board of Appeals, dated November 7, 1991 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 Glenwood Rd., 150 ft. E/o Virginia St., a/k/a 51 Glenwood Road, Glen Head, NY
SEC 20 BLK 49 LOTS 24 & 25 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 92-64 - AMENDMENT

MASSAPEQUA

FLORENCE TAYLOR: (A) Amend Decision of Zoning Board of Appeals, dated April 1, 1992 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 Ann-Rose St. & Joyce Ave., a/k/a 2 Ann-Rose Street, Massapequa, NY
SEC 53 BLK 209 LOT 1 ZONE R1-6

HEARING NO. RC 3

APPEAL NO. 98-219 - AMENDMENT

PLAINVIEW

SUE SCHUMAN: (A) Amend Decision of Zoning Board of Appeals, dated May 7, 1998 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.

N/s/o Gates Ave., 230 ft. E/o Floral Ave., a/k/a 7 Gates Avenue, Plainview, NY
SEC 46 BLK 560 LOT 6 ZONE R1-7

HEARING NO. RC 4

APPEAL NO. 04-44 - AMENDMENT

MASSAPEQUA

MICHELLE TALAVERA: Amend Specific Plan as presented for Appeal No. 04-44 and granted by Decision of the Zoning Board of Appeals, dated February 5, 2004, to construct cellar entrance and egress window.

N/s/o New York Ave., 173.69 ft. W/o Forest Ave., a/k/a 29 New York Avenue, Massapequa, NY
SEC. 52 BLK. 249 LOT 1533 ZONE R1-7

HEARING NO. 1**APPEAL NO. 16-292****MASSAPEQUA PARK**

FRANK & PATRICIA G. ESPOSITO: (A) Variance to construct roofed-over front porch with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing deck having less side yard setback and aggregate side yards than permitted by Ordinance. (D) Variance to construct roofed over front porch and fireplace exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct second story addition and front porch and existing decks exceeding maximum gross floor area than permitted by Ordinance. (F) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

W/s/o Michele Ter., 306.19 ft. N/o Wendy Ln., a/k/a 35 Michele Terrace, Massapequa Park, NY
SEC. 53 BLK. 173 LOT 9 ZONE R1-7

HEARING NO. 2**APPEAL NO. 16-293****MASSAPEQUA**

LIFE ESTATE OF ELIZABETH & GEORGE DEVEAU: (A) Variance to construct rear deck and front entry platform with steps to grade exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct rear deck having less rear yard setback than permitted by Ordinance.

E/s/o Leewater Ave., S/o S. Bay Dr., a/k/a 20 Leewater Avenue, Massapequa, NY
SEC. 66 BLK. 82 LOT 47 ZONE R1-10

HEARING NO. 3**APPEAL NO. 16-294****MASSAPEQUA**

MALGORZATA BIALEK: Variance to construct new dwelling exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o W. Shore Dr., 337.1 ft. S/o Suffolk Rd., a/k/a 60 W. Shore Drive, Massapequa, NY
SEC. 66 BLK. 21 LOT 57 ZONE R1-10

HEARING NO. 4**APPEAL NO. 16-295****NORTH MASSAPEQUA**

MICHAEL GALLUCCIO: (A) Variance to construct one story rear addition, one story front addition, rear deck, two story rear addition, second floor addition over garage and second floor front addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct one story rear addition, one story front addition, front portico, two story rear addition, second floor addition over garage and second floor front addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct one story front addition, rear deck and second floor front addition having less side yard setback permitted by Ordinance. (D) Variance to construct one story rear addition and second floor addition over garage having less side yard setback and aggregate side yards than permitted by Ordinance. (E) Variance to construct second floor additions having less roof pitch than permitted by Ordinance. (F) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (G) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Harriet Pl., N/o N. Syracuse Ave., a/k/a 11 Harriet Place, North Massapequa, NY
SEC. 52 BLK. 353 LOT 14 ZONE R1-7

HEARING NO. 5

APPEAL NO. 16-296

SEAFORD

TERESA & LAWRENCE EBERLE: Variance to construct two story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Maywood Dr., 70 ft. N/o Sandra Ln., a/k/a 4027 Maywood Drive, Seaford, NY

SEC. 52

BLK. 313

LOT 34

ZONE R1-7

HEARING NO. 6

APPEAL NO. 16-297

BETHPAGE

GARY & DINA RAMESBERGER: (A) Variance to construct new dwelling and pool cabana exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct pool cabana exceeding maximum height than permitted by Ordinance.

S/s/o Maple Ave., 366.15 ft. W/o Broadway, a/k/a 25 Maple Avenue, Bethpage, NY

SEC. 46

BLK. 322

LOT 79

ZONE R1-7

HEARING NO. 7

APPEAL NO. 16-298

BETHPAGE

RYAN BAUMBACH: Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

E/s/o Laurie Blvd., N/o Nan Rd., a/k/a 29 Laurie Boulevard, Bethpage, NY

SEC. 46

BLK. 587

LOT 129

ZONE R1-7

HEARING NO. 8

APPEAL NO. 16-299

HICKSVILLE

DONALD & PATRICIA SOLT: Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

W/s/o Blueberry Ln., 330 ft. N/o Beech Ln., a/k/a 128 Blueberry Lane, Hicksville, NY

SEC. 45

BLK. 370

LOT 17

ZONE R1-7

HEARING NO. 9

APPEAL NO. 16-300

HICKSVILLE

J & P AUTO REPAIR, INC.: (A) Special Use Permit to maintain an existing motor vehicle repair and public garage business. (B) Variance to allow existing one-story addition having less rear yard setback than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 6 when 22 spaces are required.

S/s/o Woodbury Rd., 110 ft. E/o Park Ave., a/k/a 91 & 95 Woodbury Road, Hicksville, NY

SEC. 12

BLK. 240

LOTS 237 & 238

ZONE GB

HEARING NO. 10

APPEAL NO. 16-301

HICKSVILLE

DAVID PICKWICK: Variance to allow existing detached garage with side roof-over having less side yard setback and exceeding maximum building coverage than permitted by Ordinance.

N/s/o Violet Ave., 307.45 ft. E/o Libbey Ave., a/k/a 11 Violet Avenue, Hicksville, NY

SEC. 12

BLK. 288

LOT 22

ZONE R1-7

HEARING NO. 11**APPEAL NO. 16-302****PLAINVIEW**

LINDSEY BERGER: (A) Variance to construct second story rear addition, second story addition over existing first floor and garage having less side yard setback than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to construct second story addition over existing first floor and garage having less aggregate side yards than permitted by Ordinance.

N/s/o Sydney St., 85.13 ft. E/o Central Park Rd., a/k/a 3 Sydney Street, Plainview, NY
SEC. 12 BLK. 384 LOT 12 ZONE R1-7

HEARING NO. 12**APPEAL NO. 16-303****PLAINVIEW**

NANCY SALERNO: Variance to construct second story addition having less average front yard setback than permitted by Ordinance.

S/s/o Eleanor Ln., 263.77 ft. E/o Debora Dr., a/k/a 7A Eleanor Lane, Plainview, NY
SEC. 47 BLK. 50 LOT 34 ZONE R1-7

HEARING NO. 13**APPEAL NO. 16-304****PLAINVIEW**

PAUL SHAW: Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter.

S/s/o Midwood Dr., W/o Central Park Rd., a/k/a 15 Midwood Drive, Plainview, NY
SEC. 12 BLK. 79 LOT 35 ZONE R1-7

HEARING NO. 14**APPEAL NO. 16-305****WOODBURY**

DANIEL P. BUTTAFUOCO, LLC: Variance to allow a generator in the front yard.

S/s/o Woodbury Rd., 964.8 ft. E/o Hunting Hill Rd., a/k/a 144 Woodbury Road, Woodbury, NY
SEC. 14 BLK. 28 LOT 27 ZONE NB & R1-1A

HEARING NO. 15**APPEAL NO. 16-306****JERICHO**

JOAN KALOGIANNIS: (A) Variance to construct second story cantilevered addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct one story rear addition having less side yard setback than permitted by Ordinance. (C) Variance to construct second story cantilevered addition, front vestibule and portico having less average front yard setback than permitted by Ordinance. (D) Variance to construct second story addition and first floor addition exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to construct second story cantilevered addition, one story rear addition, front vestibule and portico exceeding maximum building coverage than permitted by Ordinance.

E/s/o Leahy St., 70.68 ft. S/o Dewey St., a/k/a 111 Leahy Street, Jericho, NY
SEC. 11 BLK. 358 LOT 20 ZONE R1-10

HEARING NO. 16**APPEAL NO. 16-307****SYOSSET**

SHERRY & IRA STOLZENBERG: Variance to construct one story addition exceeding maximum building coverage and having less side yard setback than permitted by Ordinance.

W/s/o Venus Rd., 640 ft. N/o Parkway Dr. E., a/k/a 25 Venus Road, Syosset, NY

SEC. 12**BLK. 455****LOT 10****ZONE R1-10**

HEARING NO. 17**APPEAL NO. 16-308****LOCUST VALLEY**

AQUADILLA LTD: (A) Variance to erect a building having less side yard setback and front yard setback than permitted by Ordinance. (B) Variance to install a 5 ft. buffer screening between residential and commercial district. (C) Variance to erect a building exceeding maximum number of stories than permitted by Ordinance. (D) Variance for the reduction of loading spaces. Reduction of spaces to 0 when 1 loading space is required. (E) Variance to permit commercial parking in a residentially zoned lot. (F) Variance to allow pavement in the required side yard and rear yard.

NW/ cor. of Forest Ave. & 13th St., a/k/a 398 Forest Avenue, Locust Valley, NY

SEC. 30**BLK. 22****LOT 30****ZONE NB**

HEARING NO. 18**APPEAL NO. 16-309****EAST NORWICH**

KATHERINE HOGAN: (A) Variance to allow existing second story addition having less side yard setback, aggregate side yards and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing front porch exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

N/s/o Yorkshire Dr., 262.30 ft. E/o Briarcliff Rd., a/k/a 112 Yorkshire Road, East Norwich, NY

SEC. 24**BLK. 11****LOT 18****ZONE R1-7**

HEARING NO. HO 1**APPEAL NO. 16-244****HICKSVILLE**

MANJIT SINGH: Variance to allow existing 6 ft. high fence exceeding maximum height across front yard (Valley Court) than permitted by Ordinance.

SW/ cor. of Valley Ln. & Valley Ct., a/k/a 23 Valley Lane, Hicksville, NY

SEC. 45**BLK. 483****LOT 7****ZONE R1-7**

JULY 4, 2016**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**