



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

RITA BYRNE, *Chairwoman* - LOIS SCHMITT, *Vice Chairwoman* - LEWIS J. YEVOLI
KATHLEEN MULLIGAN - REBECCA M. ALESIA - ANDREW MONTELEONE - LISA CICCOLELLA

PUBLIC HEARING CALENDAR

NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS
Pursuant to the provisions of *Chapter 246, Section 246-12* 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 4, 2024*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-345

MASSAPEQUA

BRAD GRIGGS: (A) Variance to allow existing raised concrete patio having less front yard setback (Stillwater Avenue) and side yard setback than permitted by Ordinance. (B) Variance to allow existing side deck with kitchen counter and gas barbeque having less side yard setback than permitted by Ordinance. (C) Variance to allow existing smokeless wood fire pit having less front yard setback (Stillwater Avenue) and side yard setback than permitted by Ordinance. (D) Variance to allow existing pool bench/waterfall having less front yard setback (Stillwater Avenue) than permitted by Ordinance. (E) Variance to allow existing relocated pool equipment having less front yard setback (Stillwater Avenue) than permitted by Ordinance. (F) Variance to allow existing 6 ft. high PVC fence on top of 1.33 ft. high raised concrete patio exceeding maximum height and having less setback from swimming pool than permitted by Ordinance. (G) Amend Specific Plans as presented for Appeal No. 22-209 and granted by Decision of the Zoning Board of Appeals, dated May 19, 2022, and for Appeal No. 00-248 and granted by Decision of the Zoning Board of Appeals, dated June 1, 2000, and for Appeal No. 71-461 and granted by Decision of the Zoning Board of Appeals, dated November 11, 1971, and for Appeal No. 68-213 and granted by Decision of the Zoning Board of Appeals, dated May 21, 1968 and for Appeal No. 63-373 and granted by Decision of the Zoning Board of Appeals, dated August 1, 1963.

NE/ cor. of Tidewater Ave. & Stillwater Ave., a/k/a 72 Tidewater Avenue, Massapequa, NY
SEC. 66 BLK. 87 LOT 32 ZONE R1-10

HEARING NO. 2

APPEAL NO. 23-594

MASSAPEQUA

STEPHEN DUBITSKY: (A) Variance to allow existing composite deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing in-ground swimming pool having less side/front yard setback (Sandy Court) than permitted by Ordinance. (C) Variance to allow existing shed having less side/front yard setback (Sandy Court) than permitted by Ordinance. (D) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Sandy Court) than permitted by Ordinance.

NW/ cor. of Sandy Ct. & Rose St., a/k/a 2 Sandy Court, Massapequa, NY
SEC. 48 BLK. 580 LOT 8 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-603

MASSAPEQUA

ALFRED EMANUELE: Variance to allow parking in the side/front yard along Peony Drive.

NW/ cor. of Peony Dr. & N. Hickory St., a/k/a 1 Peony Drive, Massapequa, NY
SEC. 52 BLK. 366 LOT 22 ZONE R1-7

HEARING NO. 4**APPEAL NO. 23-697****MASSAPEQUA**

RICHARD KRAWCZYK: (A) Variance to allow existing dwelling on subdivided lot having less width of lot at front property line and width of lot from front property line to required rear yard than permitted by Ordinance. (B) Variance to construct second story addition and rear roof over deck having less side yard setback than permitted by Ordinance. (C) Variance to construct second story addition having less roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to propose parking in the required front yard. **PARCEL A**

E/s/o Clocks Blvd., 150 ft. W/o Ellen St., a/k/a 710 Clocks Boulevard, Massapequa, NY
SEC. 53 BLK. 55 LOT 5 ZONE R1-7

HEARING NO. 5**APPEAL NO. 23-698****MASSAPEQUA**

RICHARD KRAWCZYK: (A) Variance to allow existing dwelling on subdivided lot having less width of lot at front property line and width of lot from front property line to required rear yard than permitted by Ordinance. (B) Variance to propose parking in the required front yard. **PARCEL B**

E/s/o Clocks Blvd., 150 ft. W/o Ellen St., a/k/a 710 Clocks Boulevard, Massapequa, NY
SEC. 53 BLK. 55 LOT 5 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-514****SEAFORD**

JAMES GRIFFIN: (A) Variance to construct rear raised deck with patio under having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 21-437 and granted by Decision of the Zoning Board of Appeals, dated October 7, 2021.

W/s/o Sherrey Ct., 386.86 ft. W/o Hicksville Rd., a/k/a 4059 Sherrey Court, Seaford, NY
SEC. 52 BLK. 476 LOT 32 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-590****BETHPAGE**

JASPAL SINGH: (A) Variance to construct second story addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing egress window having less side yard setback than permitted by Ordinance.

E/s/o S. 4th St., N/o Grant Ave., a/k/a 96 S. 4th Street, Bethpage, NY
SEC. 46 BLK. 14 LOT 49 ZONE R1-6

HEARING NO. 8**APPEAL NO. 23-595****BETHPAGE**

PILOT 1902 MANAGER LLC: (A) Variance to allow existing building on proposed subdivided lot having less rear yard setback than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 5 when 46 parking spaces are required. **LOT #2**

E/s/o Hicksville Rd., 111 ft, N/o Hempstead Tpke., a/k/a 150-166 Hicksville Road, Bethpage, NY
SEC. 46 BLK. W LOT 231 ZONE GB

HEARING NO. 9**APPEAL NO. 23-282****HICKSVILLE**

ALAN VAZQUEZ: Variance to construct widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Friendly Rd., W/o Palermo St., a/k/a 11 Friendly Road, Hicksville, NY
SEC. 45 BLK. 295 LOT 7 ZONE R1-7

HEARING NO. 10

APPEAL NO. 23-587

HICKSVILLE

MOHAMMED SHERZADA: (A) Variance to allow existing rear addition having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 10 ft. by 10 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Chatham Ct., 65 ft. E/o N. Fordham Rd., a/k/a 22 Chatham Court, Hicksville, NY
SEC. 46 BLK. 581 LOT 4 ZONE R1-7

HEARING NO. 11

APPEAL NO. 23-610

HICKSVILLE

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

NE/ cor. of Acre Ln. & Access Ln., a/k/a 50 Acre Lane, Hicksville, NY
SEC. 45 BLK. 361 LOT 18 ZONE R1-7

HEARING NO. 12

APPEAL NO. 23-617

HICKSVILLE

KULWANT SINGH: Variance to construct detached garage exceeding maximum building coverage than permitted by Ordinance.

N/s/o Colony St., 70 ft. E/o Ketchams Rd., a/k/a 39 Colony Street, Hicksville, NY
SEC. 12 BLK. 107 LOT 52 ZONE R1-7

HEARING NO. 13

APPEAL NO. 23-447

PLAINVIEW

DANIEL MARZOUK: (A) Variance to construct a 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 2 when 3 parking spaces are required. (C) Variance to construct widened driveway having less side yard setback than permitted by Ordinance.

S/s/o Judith St., 181.57 ft. W/o Pasedena Dr., a/k/a 11 Judith Street, Plainview, NY
SEC. 12 BLK. 467 LOT 8 ZONE R1-7

HEARING NO. 14

APPEAL NO. 23-597

PLAINVIEW

LISA & SHAWN STUMPF: Variance to install pool equipment having less front yard setback than permitted by Ordinance.

S/s/o Charlotte Pl., 100.50 ft. Morton Blvd., a/k/a 43 Charlotte Place, Plainview, NY
SEC. 47 BLK. 17 LOT 36 ZONE R1-7

HEARING NO. 15

APPEAL NO. 23-621

PLAINVIEW

ALAN HEIMANN: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

NE/ cor. of Birch Dr. & Oak Dr., a/k/a 61 Birch Drive, Plainview, NY
SEC. 12 BLK. 59 LOT 32 ZONE R1-7

HEARING NO. 16

APPEAL NO. 23-618

SYOSSET

ANTHONY & DINA DAMATO: (A) Variance to erect 6 ft. high fence exceeding maximum height across front yard (Cedar Street) than permitted by Ordinance. (B) Variance to install in-ground swimming pool having less front yard setback (Cedar Street) than permitted by Ordinance. (C) Variance to install pool equipment having less front yard setback (Cedar Street) than permitted by Ordinance.

SE/ cor. of Lesley Dr. & Cedar St., a/k/a 1 Lesley Drive, Syosset, NY

SEC. 15

BLK. 177

LOT 18

ZONE R1-10

HEARING NO. 17

APPEAL NO. 23-565

GLEN HEAD

ROBERT MOSKOW: Variance to construct awning having less setback than permitted by Ordinance.

E/s/o Railroad Ave., 87.77 ft. S/o Glen Head Rd., a/k/a 8 Railroad Avenue, Glen Head, NY

SEC. 20

BLK. 13

LOT 315

ZONE GB

HEARING NO. 18

APPEAL NO. 23-585

GLEN HEAD

JOHN W. & BROOKE T. ROBERTS: (A) Variance to install in-ground swimming pool having less front yard setback than permitted by Ordinance. (B) Variance to install pool equipment having less front yard setback and side yard setback than permitted by Ordinance.

NW/ cor. of Willard Pl. & Smith St., a/k/a 7 Willard Place, Glen Head, NY

SEC. 20

BLK. 55

LOT 21

ZONE R1-7

HEARING NO. 19

APPEAL NO. 23-616

GLEN HEAD

ANDREW KIM: Variance to construct one story addition having less average front yard setback (Oak Valley Drive) and roof pitch than permitted by Ordinance.

N/s/o Depot Rd., 142.73 ft. W/o Roslyn Dr., a/k/a 4 Depot Road, Glen Head, NY

SEC. 21

BLK. 64

LOT 111

ZONE R1-7

HEARING NO. HO 1

APPEAL NO. 23-494

HICKSVILLE

BOLLA EM REALTY, LLC: (A) Variance to construct gas station with convenience store having less landscape buffer on North Broadway and Bethpage Road than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 13 when 18 parking spaces are required.

E/s/o N. Broadway, S/o intersection of N. Broadway & Bethpage Rd., a/k/a 285 N. Broadway, Hicksville NY

SEC. 12

BLK. B

LOT 180

ZONE GB

HEARING NO. HO 2

APPEAL NO. 23-495

HICKSVILLE

BOLLA EM REALTY, LLC: (A) Variance to install 4.8 ft. by 3.8 ft. non-illuminated wall sign located on West side of building exceeding maximum number of wall signs than permitted by Ordinance. (B) Variance install 4.8 ft. by 3.8 ft. non-illuminated wall sign on West side of building exceeding maximum number of wall signs than permitted than Ordinance. (C) Variance to erect 25 ft. by 8.2 ft. freestanding sign structure located on West side of lot facing North Broadway having less front yard setback, exceeding maximum height and sign area than permitted by Ordinance. (D) Variance to erect 25 ft. by 8.2 ft. freestanding sign structure located on East side of lot facing Bethpage Road having less front yard setback, exceeding maximum height and sign area than permitted by Ordinance.

E/s/o N. Broadway, S/o intersection of N. Broadway & Bethpage Rd., a/k/a 285 N. Broadway, Hicksville NY
SEC. 12 BLK. B LOT 180 ZONE GB

HEARING NO. HO 3

APPEAL NO. 23-240

HICKSVILLE

346 WOODBURY, LLC: (A) Variance to construct new two story dwelling having less front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Woodbury Road) and within 30 ft. of intersection than permitted by Ordinance. (C) Variance to construct driveway having less front yard setback (Woodbury Road) than permitted by Ordinance.

SW/ cor. of Woodbury Rd. & Regent St., a/k/a 346 Woodbury Road, Hicksville, NY
SEC. 12 BLK. 105 LOT 5 ZONE R1-7

DECEMBER 25, 2023

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK