



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 - JEROME FITZPATRICK - ANDREW MONTELEONE

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 6, 2022*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 20-413 - AMENDMENT

NORTH MASSAPEQUA

DAN ROBINSON: Amend Specific Plan as presented for Appeal No. 20-413 and granted by Decision of the Zoning Board of Appeals, dated November 19, 2020, to construct portico with height changes exceeding maximum building coverage.

S/s/o N. Pine St., 225 ft. W/o N. Bay Ave., a/k/a 228 N. Pine Street, North Massapequa, NY
SEC. 52 BLK. 94 LOT 42 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 63-193 - AMENDMENT

LOCUST VALLEY

JOSEPH ROCCHI: Amend Specific Plan as presented for Appeal No. 63-193 and granted by Decision of the Zoning Board of Appeals, dated May 16, 1963, to construct second floor deck with stairs to grade.

E/s/o Bayview Pl., 160 ft. N/o Hernan Ave., a/k/a 3 Bayview Place, Locust Valley, NY
SEC. 29 BLK. 39 LOT 307 ZONE R1-7

HEARING NO. 1

APPEAL NO. 22-1

MASSAPEQUA

JOSEPH MERLO: (A) Variance to construct new dwelling having less side yard setback, aggregate side yards, roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct stoop having less average front yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 62-643 and granted by Decision of the Zoning Board of Appeals, dated January 3, 1963.

N/s/o Granada Pl., 166.28 ft. E/o Alhambra Rd., a/k/a 7 Granada Place, Massapequa, NY
SEC. 65 BLK. 171 LOT 794 ZONE R1-7

HEARING NO. 2

APPEAL NO. 22-2

NORTH MASSAPEQUA

SALVATORE CANOVA: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance. (B) Variance to allow existing natural gas generator having less front yard setback than permitted by Ordinance.

NW/ cor. of Roy St. & Sunrise Dr., a/k/a 108 Roy Street, North Massapequa, NY
SEC. 48 BLK. 186 LOT 23 ZONE R1-7

HEARING NO. 3

APPEAL NO. 22-3

FARMINGDALE

MICHAEL PATTERSON: (A) Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing pool filter having less side yard setback than permitted by Ordinance.

S/s/o Michel Ave., 200 ft. E/o Woodward Pkwy., a/k/a 48 Michel Avenue, Farmingdale, NY
SEC. 48 BLK. 497 LOT 19 ZONE R1-7

HEARING NO. 4

APPEAL NO. 22-4

BETHPAGE

ANNA MARIA GUERRIERI: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

E/s/o 11th St., 100 ft. N/o Thomas Ave., a/k/a 220 11th Street, Bethpage, NY
SEC. 46 BLK. 57 LOT 21 ZONE R1-6

HEARING NO. 5

APPEAL NO. 22-5

BETHPAGE

JOSEPH DEVENUTI: Variance to construct second floor addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Berkshire Rd., 100 ft. W/o Dorset Ln., a/k/a 53 Berkshire Road, Bethpage, NY
SEC. 46 BLK. 421 LOT 22 ZONE R1-7

HEARING NO. 6

APPEAL NO. 22-6

HICKSVILLE

NICOLIN MERCADO: Variance to construct cantilevered second story addition having less average front yard setback and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o McAlester Ave., 247.25 ft. S/o Duffy Ave., a/k/a 39 McAlester Avenue, Hicksville, NY
SEC. 11 BLK. 332 LOT 8 ZONE R1-6

HEARING NO. 7

APPEAL NO. 22-7

HICKSVILLE

KAUR SUKHJINDER: Variance to construct detached garage having less side yard setback, rear yard setback, exceeding maximum building coverage, rear yard coverage and building coverage of the principal building than permitted by Ordinance.

E/s/o Myers Ave., 65 ft. S/o Ohio St., a/k/a 108 Myers Avenue, Hicksville, NY
SEC. 11 BLK. 254 LOT 40 ZONE R1-10

HEARING NO. 8

APPEAL NO. 22-8

HICKSVILLE

BHAVNA & DINESH AGGARWAL: Variance to reconstruct new dwelling with front roof over porch having less side yard setback, roof pitch and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Cornell Ln., 525 ft. W/o South Gate, a/k/a 70 Cornell Lane, Hicksville, NY
SEC. 12 BLK. 370 LOT 11 ZONE R1-7

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HEARING NO. 9

APPEAL NO. 22-9

WESTBURY

JOSEPH PALMERSON: (A) Variance to construct rear addition and 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 allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Briarcliff Rd., 390 ft. E/o Chapel Rd., a/k/a 50 Briarcliff Road, Westbury, NY
SEC. 11 BLK. 385 LOT 9 ZONE R1-7

HEARING NO. 10

APPEAL NO. 22-10

WOODBURY

LUKASZ PODUSZCZAK: Variance to reconstruct new dwelling exceeding maximum height than permitted by Ordinance.

E/s/o Orchard Dr., S/o Orchard Ct., a/k/a 33 Orchard Drive, Woodbury, NY
SEC. 13 BLK. 59 LOT 30 ZONE R1-1A

HEARING NO. HO 1

APPEAL NO. 21-233

HICKSVILLE

ROLANDO QUINONEZ: (A) Variance to allow existing portico having less front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 17-34 and granted by Decision of the Zoning Board of Appeals, dated February 16, 2017.

N/s/o Princess St., 50 ft. E/o Burns Ave, a/k/a 150 Princess Street, Hicksville, NY
SEC. 11 BLK. 246 LOT 30 ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 21-323

HICKSVILLE

MUJIBUR R. MIAH: (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct rear landing with steps to grade attached to addition having less rear yard setback than permitted by Ordinance.

N/s/o Willett Ave., 190 ft. E/o Peach Tree Ln., a/k/a 18 Willett Avenue, Hicksville, NY
SEC. 12 BLK. 362 LOT 17 ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 21-365

NORTH MASSAPEQUA

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

SW/ cor. of Amherst Dr. & Harriet Pl., a/k/a 45 Amherst Drive, North Massapequa, NY
SEC. 52 BLK. 354 LOT 27 ZONE R1-7

DECEMBER 27, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK