

HEARING NO. 5**APPEAL NO. 24-468****MASSAPEQUA**

THOMAS WHITFIELD: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to construct covered front porch, first floor rear addition and first floor front addition exceeding maximum building coverage than permitted by Ordinance.

S/s/o Ontario Ave., 147.81 ft. W/o Parkside Blvd., a/k/a 264 Ontario Avenue, Massapequa, NY
SEC. 48 BLK. 102 LOT 23 ZONE R1-7

HEARING NO. 6**APPEAL NO. 24-420****FARMINGDALE**

FATHEMA UDDIN: (A) Variance to erect 8.5 ft. by 3.3 ft. non-illuminated ground sign (located at curb cut on Boundary Avenue) having less front yard setback than permitted by Ordinance. (B) Variance to erect 8.5 ft. by 3.3 ft. non-illuminated ground sign (located at curb cut on Boundary Avenue) having less front yard setback than permitted by Ordinance. (C) Variance to erect 8.5 ft. by 3.3 ft. non-illuminated freestanding sign (located at curb cut on Boundary Avenue) exceeding maximum number of signs than permitted by Ordinance.

NW/ cor. of Boundary Ave. & Langdon Rd., a/k/a 2143 Boundary Avenue, Farmingdale, NY
SEC. 49 BLK. 19 LOT 117 ZONE NB

HEARING NO. 7**APPEAL NO. 24-458****FARMINGDALE**

DAVID GRADY: (A) Variance to allow existing front platform with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing barbeque having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

S/s/o Radcliffe Ave., E/o Graham St., a/k/a 204 Radcliffe Avenue, Farmingdale, NY
SEC. 48 BLK. 172 LOT 508 ZONE R1-7

HEARING NO. 8**APPEAL NO. 24-562****FARMINGDALE**

WILLIAM ASTARITA: (A) Variance to construct new dwelling on subdivided lot having less width of lot at street and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow parking in required front yard. **PARCEL B**

N/s/o Parkview Ct., 553.98 ft. N/o Central Ave., a/k/a 7 Parkview Court, Farmingdale, NY
SEC. 47 BLK. 147 LOT 4 ZONE R1-1A

HEARING NO. 9**APPEAL NO. 24-445****BETHPAGE**

SAWMILL CONSTRUCTION CORP.: Variance to construct new dwelling on subdivided lot having less aggregate side yards, width of lot at street and width of lot from front property line to required rear yard than permitted by Ordinance. **PARCEL A**

W/s/o Plainview Rd., N/o Hay Path Rd., a/k/a 690 Plainview Road, Bethpage, NY
SEC. 46 BLK. 587 LOT 96 ZONE R1-10

HEARING NO. 10

APPEAL NO. 24-447

BETHPAGE

SAWMILL CONSTRUCTION CORP.: Variance to construct new dwelling on subdivided lot having less aggregate side yards, width of lot at street and width of lot from front property line to required rear yard than permitted by Ordinance. **PARCEL B**

W/s/o Plainview Rd., N/o Hay Path Rd., a/k/a 690 Plainview Road, Bethpage, NY

SEC. 46

BLK. 587

LOT 96

ZONE R1-10

HEARING NO. 11

APPEAL NO. 24-457

BETHPAGE

MAXIMILIANO HERNANDEZ: **(A)** Variance to allow existing 8.2 ft. by 16.1 ft. second story deck with steps to grade having less rear yard setback (John Street) than permitted by Ordinance. **(B)** Variance to allow existing 8.2 ft. by 16.1 ft. second story deck with steps to grade and 3.2 ft. by 15.6 ft. one story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Stewart Ave., 105 ft. S/o Emma St., a/k/a 354 Stewart Avenue, Bethpage, NY

SEC. 49

BLK. 114

LOT 101

ZONE R1-7

HEARING NO. 12

APPEAL NO. 24-405

HICKSVILLE

DUTT & SITA POTHURI: 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.

W/s/o West Ave., 119.50 ft. N/o Elmira St., a/k/a 147 West Avenue, Hicksville, NY

SEC. 45

BLK. 46

LOT 212

ZONE R1-7

HEARING NO. 13

APPEAL NO. 24-441

HICKSVILLE

BUILDING BROTHERS: **(A)** Variance to erect 22.92 ft. by 5 ft. illuminated wall sign (located on West side of building facing Charlotte Avenue) exceeding maximum number of signs than permitted by Ordinance. **(B)** Variance to erect 15.4 ft. by 3.4 ft. illuminated wall sign (located on South side of building facing Duffy Avenue) exceeding maximum number of signs than permitted by Ordinance. **(C)** Variance to erect 10 ft. by 5 ft. illuminated ground sign (located on South side of lot) having less front yard setback than permitted by Ordinance.

N/s/o Duffy Ave., W/o Newbridge Rd., a/k/a 102 Duffy Avenue, Hicksville, NY

SEC. 11

BLK. G

LOT 237

ZONE HD-I

HEARING NO. 18

APPEAL NO. 24-480

HICKSVILLE

BROOK-CITY DEVELOPMENT, LLC: Variance to construct new 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. **PARCEL C**

W/s/o West Ave., 450 ft. S/o Genesee St., a/k/a 85 West Avenue, Hicksville, NY

SEC. 45

BLK. 45

LOT 127

ZONE R1-7

HEARING NO. 19

APPEAL NO. 24-549

PLAINVIEW

ROCCO BOVE: (A) Variance to construct enlarged roofed over rear patio and breezeway exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct enlarged roofed over rear patio, second story above attached garage and breezeway with roof deck exceeding maximum gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 23-275 and granted by Decision of the Zoning Board of Appeals, dated July 6, 2023.

W/s/o Hofstra Ct., 169.44 ft. S/o Hofstra Dr., a/k/a 16 Hofstra Court, Plainview, NY

SEC. 13

BLK. 27

LOT 60

ZONE R1-20

HEARING NO. 20

APPEAL NO. 24-375

SYOSSET

PJS HOLDINGS LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 98 when 123 parking spaces are required.

N/s/o Locust Ln., 185 ft. W/o Greenfield Rd., a/k/a 1 Locust Lane, Syosset, NY

SEC. 15

BLK. H

LOT 264

ZONE NB

HEARING NO. 21

APPEAL NO. 24-512

OYSTER BAY

SHANNON HORAN: (A) Variance to allow existing wood stairs and platform having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing portico exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 89-548 and granted by Decision of the Zoning Board of Appeals, dated November 16, 1989.

S/s/o Agnes St., 71 ft. W/o Sandy Hill Rd., a/k/a 3 Agnes Street, Oyster Bay, NY

SEC. 27

BLK. H

LOT 3

ZONE R1-10/OB

HEARING NO. HO 1

APPEAL NO. 24-331

MASSAPEQUA

LAURA PRANTIL: Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Harvard St. & Arlyn Dr., a/k/a 1 Harvard Street, Massapequa, NY

SEC. 53

BLK. 147

LOT 14

ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 24-168

FARMINGDALE

ADNAN SIDDIQUI: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across front, side/front and rear/front property lines than permitted by Ordinance. (B) Variance to allow existing 3 ft. high fence exceeding maximum height within 30 ft. from intersection than permitted by Ordinance.

NW/ cor. of Carman Rd. & Joseph Ln., a/k/a 500 Carman Road, Farmingdale, NY

SEC. 48

BLK. 554

LOT 10

ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 24-335

HICKSVILLE

MUBEEN CHUGHTAI: Variance to allow existing rear dormer having less roof pitch than permitted by Ordinance.

N/s/o 9th St., W/o Lee Ave., a/k/a 37 9th Street, Hicksville, NY

SEC. 46

BLK. 287

LOT 35

ZONE R1-7

HEARING NO. HO 4

APPEAL NO. 24-373

FARMINGDALE

DEBORAH RUBIN: (A) Variance to allow two (2) existing sheds having less side yard setback than permitted by Ordinance. (B) Variance to allow existing roof over patio having less side yard setback than permitted by Ordinance. (C) Variance to allow two (2) existing 12.5 sq. ft. closet additions having less aggregate side yards than permitted by Ordinance. (D) Variance to allow existing roof over patio, two (2) 12.5 sq. ft. closet additions and two (2) sheds exceeding maximum building coverage than permitted by Ordinance.

N/s/o Third Ave., 460 ft. E/o Woodward Pkwy., a/k/a 3 Third Avenue, Farmingdale, NY

SEC. 48

BLK. 254

LOT 62

ZONE R1-7

DECEMBER 30, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK