RITA BYRNE, Chairwoman – LOIS SCHMITT, Vice Chairwoman – KATHLEEN MULLIGAN REBECCA M. ALESIA –ANDREW MONTELEONE – LISA CICCOLELLA – FLORESTANO GIRARDI

# **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 9, 2025, at 7:00 P. M., to consider the following appeals:

## BY ORDER OF THE ZONING BOARD OF APPEALS

# **HEARING NO. 1**

**APPEAL NO. 24-422** 

### **MASSAPEQUA**

MICHAEL DEMARTINO: (A) Variance to allow existing generator having less front yard setback than permitted by Ordinance. (B) Variance to allow existing rear roof over pavilion having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o E. Shore Dr., 116.20 ft. N/o S. Bay Dr., a/k/a 289 E. Shore Drive, Massapequa, NY BLK. 63

LOT 21

HEARING NO. 2

**APPEAL NO. 24-442** 

### **MASSAPEQUA**

LORI MACCARRONE: Variance to allow existing rear roofed over patio having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

S/s/o Brewster Rd., 165.22 ft. W/o Cedar Shore Dr., a/k/a 110 Brewster Road, Massapequa, NY SEC. 65 BLK. 151 LOT 16 ZONE R1-10/OHG

**HEARING NO. 3** 

**APPEAL NO. 24-443** 

# **MASSAPEQUA**

MICHAEL & JEAN TRIER: (A) Variance to allow existing shed and wood gazebo having less side/front yard setback than permitted by Ordinance. (B) Variance to allow existing wood gazebo exceeding maximum gross floor area than permitted by Ordinance.

SW/ cor. of Pennsylvania Ave. & Parkside Blvd., a/k/a 130 Pennsylvania Avenue, Massapequa, NY BLK. 214 SEC. 52 LOT 1851 **ZONE R1-7** 

**HEARING NO. 4** 

**APPEAL NO. 24-448** 

## **MASSAPEQUA**

**DANIEL & STEPHANIE INGHAM:** Variance to construct second story addition exceeding maximum height than permitted by Ordinance.

S/s/o Hampton Blvd., 180 ft. W/o Beverly Pl., a/k/a 8 Hampton Boulevard, Massapequa, NY SEC. 65 BLK. 100 LOT 2241 **ZONE R1-7** 

ZONING BOARD OF APPEALS **MEETING OF 01/09/24** PAGE 2

## **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 BLK. 19 LOT 117

SEC. 49

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

ZONING BOARD OF APPEALS MEETING OF 01/09/24 PAGE 3

## **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

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### **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

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### **HEARING NO. 12**

### **APPEAL NO. 24-405**

### **HICKSVILLE**

**<u>DUTT & SITA POTHURI</u>**: 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

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# HEARING NO. 13

# <u>APPEAL NO. 24-441</u>

# **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

**MEETING OF 01/09/24** 

PAGE 4

**HEARING NO. 14** 

# **APPEAL NO. 24-449**

### **HICKSVILLE**

**STARBUCKS CORPORATION:** (A) Variance to erect 5 ft. by 5 ft. illuminated wall sign located on North side of building exceeding maximum number of signs than permitted by Ordinance. (B) Variance to erect 5 ft. by 5 ft. illuminated wall sign located on South side of building exceeding maximum number of signs than permitted by Ordinance. (C) Variance to erect 1.3 ft. by 0.6 ft. non-illuminated wall sign located on East side of building exceeding maximum number of signs than permitted by Ordinance. (D) Variance to erect 4.6 ft. by 10.3 ft. order menu and canopy located on North side of lot exceeding maximum number of ground signs than permitted by Ordinance. (E) Variance to erect 7.10 ft. by 3.6 ft. five-panel menu board located on East side of building (facing Humphrey Drive) exceeding maximum number of ground signs than permitted by Ordinance. (F) Variance to erect 3.8 ft. by 1.8 ft. non-illuminated directional with logo located on West side of lot exceeding maximum number of ground signs than permitted by Ordinance. (G) Variance to erect 3.8 ft. by 1.8 ft. non-illuminated directional with logo located on South side of lot (facing W. Old Country Road) exceeding maximum number of ground signs than permitted by Ordinance. (H) Variance to erect 3.8 ft. by 1.8 ft. non-illuminated directional with logo located on South side of lot (facing W. Old Country Road) exceeding maximum number of ground signs than permitted by Ordinance. (I) Variance to erect 3.5 ft. by 2.5 ft. three-pre-menu board located on North side of lot exceeding maximum number of ground signs than permitted by Ordinance.

N/s/o W. Old Country Rd., 419.60 ft. E/o Charlotte Ave., a/k/a 506 W. Old Country Road, Hicksville, NY

SEC. 11 BLK. H LOT 476 ZONE GB

**HEARING NO. 15** 

### **APPEAL NO. 24-451**

# **HICKSVILLE**

**REZAUR RAHMAN:** (A) Variance to construct 35.6 ft. by 36.4 ft. new dwelling on partial new and partial existing foundation having less front yard setback, side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 00-436 and granted by Decision of the Zoning Board of Appeals, dated September 21, 2000.

N/s/o Colony St., 314.5 ft. W/o Linden Ave., a/k/a 15 Colony Street, Hicksville, NY

SEC. 12 BLK. 101 LOT 62 ZONE R1-7

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**HEARING NO. 16** 

## **APPEAL NO. 24-478**

# **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 A** 

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. 17** 

## **APPEAL NO. 24-479**

## **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 B** 

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

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ZONING BOARD OF APPEALS

MEETING OF 01/09/24

PAGE 5

# **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

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

PAGE 6

### **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 9<sup>th</sup> St., W/o Lee Ave., a/k/a 37 9<sup>th</sup> Street, Hicksville, NY

SEC. 46 BLK. 287 LOT 35 ZONE R1-7

**HEARING NO. HO 4** 

**APPEAL NO. 24-373** 

## **FARMINGDALE**

<u>DEBORAH RUBIN</u>: **(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

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**DECEMBER 30, 2024** 

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK