



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* – LOIS SCHMITT – LEWIS J. YEVOLI – RITA BYRNE
KATHLEEN MULLIGAN – REBECCA M. ALESIA – JEROME FITZPATRICK

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 14, 2021**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Chapter 246, Section 246-12 of the Code of the Town of Oyster Bay, and New York State Executive Order No. 202.1, et. seq. 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, 54 Audrey Avenue, Oyster Bay, New York, on **JANUARY 14, 2021**, at 7:00 P.M., to be held remotely, and the public has the ability to view or listen to such proceeding via live stream at www.oysterbaytown.com, and that such meeting will be recorded and later transcribed, to consider the following appeal:

MEMBERS OF THE PUBLIC MAY COMMENT ON APPLICATIONS. COMMENTS TO BE HEARD ON THE NIGHT OF THE HEARING AND ENTERED INTO THE RECORD AT THAT TIME MUST BE RECEIVED BY THE ZONING BOARD OF APPEALS BY 4 P.M. WEDNESDAY BEFORE THE HEARING, COMMENTS TO BE ENTERED INTO THE RECORD FOLLOWING THE HEARING MUST BE RECEIVED BY THE NEXT WEDNESDAY FOLLOWING THE HEARING DATE BY 4 P.M.

COMMENTS SHALL BE SENT EITHER:

VIA E-MAIL TO: SCLONINGER@OYSTERBAY-NY.GOV

**VIA MAIL TO: ZONING BOARD OF APPEALS
74 Audrey Avenue
Oyster Bay, NY 11771**

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 20-449

MASSAPEQUA

JAMES & JEAN DICK: Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Hamilton Ave., 240 ft. E/o Lee Pl, a/k/a 243 Hamilton Avenue, Massapequa, NY
SEC. 48 BLK. 91 LOT 45 ZONE R1-7

HEARING NO. 2

APPEAL NO. 20-450

MASSAPEQUA

TOM PASTORE: Variance to install in-ground swimming pool having less side yard setback than permitted by Ordinance.

W/s/o Cedar Dr., 280 ft. S/o Suffolk Rd., a/k/a 57 Cedar Drive, Massapequa, NY
SEC. 66 BLK. 26 LOT 20 ZONE R1-10

HEARING NO. 3

APPEAL NO. 20-451

MASSAPEQUA

MARY VIRGILIO: (A) Variance to allow existing 6 ft. high chain link fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to construct second floor addition having less average front yard setback and average side/front yard setback than permitted by Ordinance.

NE/ cor. Emily St. & Soloff Rd., a/k/a 11 Emily Street, Massapequa, NY

SEC. 53

BLK. A03

LOT 12

ZONE R1-7

HEARING NO. 4

APPEAL NO. 20-452

MASSAPEQUA

GERALDINE SNYDER: Variance to install in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o E. Shore Dr., 37.17 ft. W/o Carman St., a/k/a 68 E. Shore Drive, Massapequa, NY

SEC. 66

BLK. 95

LOT 13

ZONE R1-10

HEARING NO. 5

APPEAL NO. 20-453

NORTH MASSAPEQUA

NICOLE HORNBERGER: Variance to erect and allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SW/ cor. of N. Suffolk Ave. & N. Summit Dr., a/k/a 156 N. Suffolk Avenue, North Massapequa, NY

SEC. 48

BLK. 79

LOT 747

ZONE R1-7

HEARING NO. 6

APPEAL NO. 20-454

SEAFORD

ANDREA BAKER: (A) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-197 and granted by Decision of the Zoning Board of Appeals, dated April 25, 2019.

W/s/o Maywood Dr., 155.71 ft. N/o Piping Rock Rd., a/k/a 4054 Maywood Drive, Seaford, NY

SEC. 52

BLK. 429

LOT 17A

ZONE R1-7

HEARING NO. 7

APPEAL NO. 20-455

FARMINGDALE

MOHAMMED SALEEM: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance allow existing two (2) front doors in a one-family dwelling for use as a **PARENT/CHILD** residence. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required. (D) Variance to allow existing one story addition and roof over cellar entrance having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to allow existing one story addition, roof over cellar entrance, rear roof over patio and to construct front roof over porch exceeding maximum building coverage than permitted by Ordinance. (F) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

N/s/o W. Walnut St., 201.08 ft. E/o Lowell Dr., a/k/a 105 W. Walnut Street, Farmingdale, NY

SEC. 49

BLK. 259

LOT 14

ZONE R1-7

HEARING NO. 8**APPEAL NO. 20-456****BETHPAGE**

JOSEPH STABILE: (A) Variance to allow existing 10 ft. by 12.2 ft. shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing 4 ft. by 18 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Elizabeth Dr., 199.25 ft. N/o Boundary Ave., a/k/a 83 Elizabeth Drive, Bethpage, NY
SEC. 49 BLK. 240 LOT 30 ZONE R1-7

HEARING NO. 9**APPEAL NO. 20-457****BETHPAGE**

CLAUDIA TULLUCH: (A) Variance to construct two story and second story additions and one story attached garage addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story and second story additions having less roof pitch than permitted by Ordinance.

S/s/o Carrie Ave., 78.77 ft. W/o Marlon Ave., a/k/a 27 Carrie Avenue, Bethpage, NY
SEC. 49 BLK. 213 LOT 5 ZONE R1-7

HEARING NO. 10**APPEAL NO. 20-458****HICKSVILLE**

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

SE/ cor. of Colony St. & Ketchams Rd., a/k/a 42 Colony Street, Hicksville, NY
SEC. 12 BLK. 108 LOT 30 ZONE R1-7

HEARING NO. 11**APPEAL NO. 20-459****OLD BETHPAGE**

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

NW/ cor. of Robert St. & Crescent Dr., a/k/a 15 Robert Street, Old Bethpage, NY
SEC. 47 BLK. 45 LOT 10 ZONE R1-7

HEARING NO. 12**APPEAL NO. 20-460****PLAINVIEW**

778 OCR REALTY CORP.: Variance to allow existing dwelling on subdivided lot having less rear yard setback and lot area than permitted by Ordinance.

S/s/o Evelyn Rd., 151.35 ft. W/o Stauber Dr., a/k/a 6 Evelyn Road, Plainview, NY
SEC. 12 BLK. 401 LOT 3 ZONE R1-7

HEARING NO. 13**APPEAL NO. 20-461****PLAINVIEW**

778 OCR REALTY CORP.: (A) Variance to allow existing building and air conditioning unit on subdivided lot having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing building on subdivided lot having less lot area.

N/s/o Old Country Rd., 142.82 ft. W/o Stauber Dr., a/k/a 778 Old Country Road, Plainview, NY
SEC. 12 BLK. 401 LOT 3 ZONE NB

HEARING NO. 14

APPEAL NO. 20-462

PLAINVIEW

ACDS, INC. c/o MICHAEL M. SMITH, EXECUTIVE DIRECTOR: Variance for proposed lot having less frontage access and width of lot than permitted by Ordinance. **LOT 1**

N/s/o Fern Pl., E/o Orchard St., a/k/a 4 Fern Place, Plainview, NY

SEC. 12

BLK. 35

LOT 41

ZONE R1-7

HEARING NO. 15

APPEAL NO. 20-463

PLAINVIEW

ACDS, INC. c/o MICHAEL M. SMITH, EXECUTIVE DIRECTOR: (A) Variance to allow existing building on reduced lot exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing building and parking lot having less setback than permitted by Ordinance. (C) Variance for proposed lot having less frontage access and width of lot than permitted by Ordinance. **LOT 2**

N/s/o Fern Pl., E/o Orchard St., a/k/a 4 Fern Place, Plainview, NY

SEC. 12

BLK. 35

LOT 41

ZONE R1-7

HEARING NO. 16

APPEAL NO. 20-464

PLAINVIEW

ACDS, INC. c/o MICHAEL M. SMITH, EXECUTIVE DIRECTOR: Variance for proposed lot having less frontage access and width of lot than permitted by Ordinance. **LOT 3**

N/s/o Fern Pl., E/o Orchard St., a/k/a 4 Fern Place, Plainview, NY

SEC. 12

BLK. 35

LOT 41

ZONE R1-7

HEARING NO. 17

APPEAL NO. 20-465

WESTBURY

SUDHIR KUMAR: (A) Variance to construct front one story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct front one story addition and side deck having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (D) Variance to construct two story addition, one story front addition, one story rear addition, side deck and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Aintree Rd., 139.13 ft. S/o Bruce Ln., 48 Aintree Road, Westbury, NY

SEC. 11

BLK. 369

LOT 12B

ZONE R1-7

HEARING NO. 18

APPEAL NO. 20-466

WOODBURY

GARY STEIN: (A) Variance to allow existing pool filter, pool heater, swimming pool and gazebo having less side yard setback than permitted by Ordinance. (B) Variance to allow existing generator exceeding maximum setback from dwelling than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height within intersection than permitted by Ordinance.

NE/ cor. The Drawbridge & Southwoods Rd., a/k/a 1 The Drawbridge, Woodbury, NY

SEC. 14

BLK. E

LOT 1126

ZONE R1-1A

HEARING NO. 19

APPEAL NO. 20-467

WOODBURY

JEFFREY SUPINSKY: Variance to allow existing cabana and pond with waterfall having less side yard setback than permitted by Ordinance.

S/s/o Hillcrest Ln., 519.72 ft. W/o Uphill Ln., a/k/a 10 Hillcrest Lane, Woodbury, NY
SEC. 14 BLK. E LOT 138 ZONE R1-2A

HEARING NO. 20

APPEAL NO. 20-468

JERICHO

DORELL PINKUS: (A) Variance to construct front roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less roof pitch than permitted by Ordinance. (C) Variance to construct front one story addition and front roof over porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Middle Ln., 415.90 ft. E/o Bounty Ln., a/k/a 23 Middle Lane, Jericho, NY
SEC. 12 BLK. 517 LOT 21 ZONE R1-10

HEARING NO. 21

APPEAL NO. 20-469

SYOSSET

DAOUD ERFAN: Variance to construct new dwelling on subdivided lot having less width of lot and roof pitch than permitted by Ordinance. **PARCEL B**

N/s/o Convent Rd., 3599.64 ft. W/o Southwoods Rd, a/k/a 111 Convent Road, Syosset, NY
SEC. 15 BLK. C LOT 664 ZONE R1-10

HEARING NO. 22

APPEAL NO. 20-470

SYOSSET

CORI CALDERO: (A) Variance to allow existing shed having less side/front yard setback (Marlene Drive) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Marlene Drive) than permitted by Ordinance.

SE/ cor. of Center Dr. & Marlene Dr., a/k/a 1 Center Drive, Syosset, NY
SEC. 12 BLK. 484 LOT 20 ZONE R1-7

HEARING NO. 23

APPEAL NO. 20-471

SYOSSET

LOUIS LAGALANTE: (A) Variance to allow existing one story addition having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing one story addition and deck exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Barry Ln., 225.35 ft. N/o Sarah Ln., a/k/a 110 Barry Lane, Syosset, NY
SEC. 15 BLK. 203 LOT 5 ZONE R1-10

HEARING NO. 24

APPEAL NO. 20-472

SYOSSET

CHRIS SPIRIDIS: (A) Variance to construct garage addition having less aggregate side yards than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Split Rock Rd., 250 ft. W/o Calvin Ave., a/k/a 264 Split Rock Road, Syosset, NY
SEC. 25 BLK. 53 LOT 99 ZONE R1-10

HEARING NO. 25

APPEAL NO. 20-473

SYOSSET

HAGAY KEREN: Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SE/ cor. of Richard Ln. & Ronald Ln, a/k/a 6 Richard Lane, Syosset, NY

SEC. 15

BLK. 148

LOT 36

ZONE R1-10

HEARING NO. 26

APPEAL NO. 20-474

SYOSSET

MCDONALD'S COPORATION: (A) Variance to erect wall sign exceeding maximum number of wall signs per tenancy and on South side of building than permitted by Ordinance. (B) Variance to erect ground sign exceeding maximum number of ground signs per access street than permitted by Ordinance.

N/s/o Jericho Tpke., 279 ft. W/o Cedar St., a/k/a 571 Jericho Turnpike, Syosset, NY

SEC. 15

BLK. F

LOT 1370

ZONE NB

HEARING NO. 27

APPEAL NO. 20-475

PLAINVIEW

BEECHWOOD PLAINVIEW GOLDEN AGE LLC: (A) Variance to erect buildings exceeding maximum height than permitted by Ordinance. (B) Variance to install air conditioning units having less front yard setback than permitted by Ordinance. (C) Variance to install air conditioning units having less side yard setback than permitted by Ordinance. (D) Variance to install air conditioning units having less rear yard setback than permitted by Ordinance. (E) Variance to erect main buildings having less distance between each building than permitted by Ordinance. (F) Variance to erect buildings having less distance between each building than permitted by Ordinance. (G) Variance to erect buildings having less distance between each building than permitted by Ordinance.

SW/ cor. of Old Country Rd. & Round Swamp Rd., a/k/a Mountain Laurel Dr., Plainview, NY

SEC. 47

BLK. E

LOTS 753A & 753B

ZONE RSC-25

HEARING NO. HO 1

APPEAL NO. 20-311

MASSAPEQUA

JOAN SCHNEIDER: (A) Variance to allow existing carport converted to garage having less side yard and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 9.9 ft. and 10 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Baltimore Ave., 400 ft. W/o Central Ave., a/k/a 85 Baltimore Avenue, Massapequa, NY

SEC. 52

BLK. 178

LOT 635

ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 20-51

PLAINVIEW

MINGQIAO WU: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (Universal Boulevard) than permitted by Ordinance. (B) Variance to allow existing 4 ft. high fence exceeding maximum height within 30 ft. radius of corner than permitted by Ordinance.

SW/ cor. of Island St. & Universal Blvd., a/k/a 21 Island Street, Plainview, NY

SEC. 12

BLK. 51

LOT 20

ZONE R1-7/NB

JANUARY 4, 2021

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