



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 18, 2024*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-615

MASSAPEQUA

VINCENT PACI: (A) Variance to construct rear roofed over patio exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to install pool equipment having less side yard setback than permitted by Ordinance.

W/s/o Biltmore Blvd., 87.62 ft. N/o Beverly Pl., a/k/a 93 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 98 LOT 1040 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-633

MASSAPEQUA

AUSTIN MASTRO: (A) Variance to construct second floor addition having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 63-555 and granted by Decision of the Zoning Board of Appeals, dated November 21, 1963.

E/s/o East Dr., 508.33 ft. S/o North Dr., a/k/a 119 East Drive, Massapequa, NY
SEC. 48 BLK. 172 LOT 459 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-665

MASSAPEQUA

CATHERINE DANIELOWICH: (A) Variance to install in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to install pool equipment having less side yard setback than permitted by Ordinance.

E/s/o Fairwater Ave., 1140 ft. S/o S. Bay Dr., a/k/a 104 Fairwater Avenue, Massapequa, NY
SEC. 66 BLK. 79 LOT 7 ZONE R1-10

HEARING NO. 4

APPEAL NO. 23-709

MASSAPEQUA

CARL CURATOLA: (A) Variance to construct second story addition, two rear platforms with steps to grade, bay window and second story balcony exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct second story addition having less roof pitch than permitted by Ordinance.

N/s/o Massachusetts Ave., 190 ft. E/o State St., a/k/a 225 Massachusetts Avenue, Massapequa, NY
SEC. 48 BLK. 111 LOT 59 ZONE R1-7

HEARING NO. 5**APPEAL NO. 23-729****MASSAPEQUA**

JASON & KRISTEN ZINGALES: (A) Variance to construct 45.5 ft. by 47 ft. new dwelling on partial existing and partial new foundation having less average front yard setback, side yard setback, aggregate side yards, roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o N. Suffolk Ave., 245 ft. W/o Flower Rd., a/k/a 572 N. Suffolk Avenue, Massapequa, NY
SEC. 52 BLK. 327 LOT 15 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-619****NORTH MASSAPEQUA**

YUN FENG: Variance to allow existing 6 ft. high PVC fence exceeding maximum height in side/front yard (North Bay Avenue) than permitted by Ordinance.

SE/ cor. of N. Albany Ave. & N. Bay Ave., a/k/a 246A N. Albany Avenue, North Massapequa, NY
SEC. 52 BLK. 54 LOT 1987 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-639****FARMINGDALE**

CARLL DRIVE LLC: Variance to construct new dwelling on subdivided lot having less width of lot at rear yard and from front property line to required rear yard than permitted by Ordinance.
PARCEL A

S/s/o Melville Rd., 30 ft. E/o Balcom Rd., a/k/a 368 Melville Road, Farmingdale, NY
SEC. 49 BLK. 59 LOT 22 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-634****BETHPAGE**

MATTHEW DINI: (A) Variance to construct roof over front porch having less front yard setback than permitted by Ordinance. (B) Variance to construct second floor addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct roof over front porch and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 14-382 and granted by Decision of the Zoning Board of Appeals, dated November 6, 2014.

N/s/o Seamans Neck Rd., 197.84 ft. W/o Hicksville Rd., a/k/a 5 Seamans Neck Road, Bethpage, NY
SEC. 51 BLK. 464 LOT 41 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-638****BETHPAGE**

WALTER TRIESCH: (A) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing front masonry stoop and steps having less average side/front yard setback (N. Brittany Drive) than permitted by Ordinance. (D) Variance to construct pre-fabricated roofed over pavilion, allow existing front masonry stoop and steps and rear masonry stoop exceeding maximum building coverage than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 06-399 and granted by Decision of the Zoning Board of Appeals, dated August 24, 2006.

NE/ cor. of N. Brittany Dr. & Spencer Dr., a/k/a 17 N. Brittany Drive, Bethpage, NY
SEC. 49 BLK. 243 LOT 5 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-637****HICKSVILLE**

MARVIN RUBIO: (A) Variance to construct second floor addition having less front yard setback than permitted by Ordinance. (B) Variance to construct two story addition having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct two story addition and second story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct second floor addition and two story addition exceeding maximum gross floor area than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 96-91 and granted by Decision of the Zoning Board of Appeals, dated March 28, 1996.

N/s/o Ohio St., 50 ft. E/o Burns Ave., a/k/a 152 Ohio Street, Hicksville, NY

SEC. 11**BLK. 251****LOT 30****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 23-656****HICKSVILLE**

AMRIT SETHY: (A) Variance to allow existing 12.1 ft. by 12.2 ft. shed having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

S/s/o Summit St., W/o South Gate, a/k/a 34 Summit Street, Hicksville, NY

SEC. 12**BLK. 264****LOT 27****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 23-657****HICKSVILLE**

JAWAD RANA: (A) Variance to allow existing shed attached to dwelling and front roof over having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking space are required. (C) Amend Specific Plan as presented for Appeal No. 98-38 and granted by Decision of the Zoning Board of Appeals, dated January 22, 1998.

W/s/o Bishop Ln., 260 ft. S/o Beech Ln., a/k/a 14 Bishop Lane, Hicksville, NY

SEC. 45**BLK. 373****LOT 6****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 23-558****PLAINVIEW**

MORTON VILLAGE REALTY CO. INC.: (A) Variance to erect 18.5 ft. by 8 ft. non-illuminated freestanding sign to 14.5 ft. by 8 ft. illuminated sign exceeding maximum height than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-457 and granted by Decision of the Zoning Board of Appeals, dated November 3, 2022.

N/s/o Old Country Rd., 120 ft. W/o Lester Pl., a/k/a 1054 Old Country Road, Plainview, NY

SEC. 12**BLK. 555****LOT 86****ZONE NB**

HEARING NO. 14**APPEAL NO. 23-728****PLAINVIEW**

MANETTO HILL ASSOCIATES 116, LLC: (A) Variance to construct a fitness center in a commercially zoned property abutting residential district operating 24 hours a day. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 444 when 628 parking spaces are required.

W/s/o Manetto Hill Rd., 375 ft. N/o Country Dr., a/k/a 52 Manetto Hill Road, Plainview, NY

SEC. 12**BLK. 381****LOT 62****ZONE GB**

HEARING NO. 15

APPEAL NO. 23-635

WESTBURY

CHANDRASHEKAR VELLUR: Variance to construct front roof over and rear two story addition exceeding maximum building coverage than permitted by Ordinance.

E/s/o Harwick Rd., 417.77 ft. N/o Briarcliff Rd., a/k/a 26 Harwick Road, Westbury, NY
SEC. 11 BLK. 384 LOT 16 ZONE R1-7

HEARING NO. 16

APPEAL NO. 23-640

JERICHO

SANISH THARAKKAL: (A) Variance to construct new dwelling on partial new and partial existing foundation having less front yard setback (Freedom Drive), side/front yard setback (Robbins Lane), side yard setback, roof pitch and exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 6 ft. high vinyl and wood fence exceeding maximum height across side/front yard (Robbins Lane) than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 99-89 and granted by Decision of the Zoning Board of Appeals, dated February 18, 1999.

SE/ cor. of Freedom Dr. & Robbins Ln., a/k/a 6 Freedom Drive, Jericho, NY
SEC. 12 BLK. 584 LOT 33 ZONE R1-10

HEARING NO. 17

APPEAL NO. 23-660

JERICHO

CRAIG FUCHS: Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

W/s/o Gramercy Dr., 424 ft. N/o Fox Ln., a/k/a 270 Gramercy Drive, Jericho, NY
SEC. 12 BLK. 535 LOT 27 ZONE R1-10

HEARING NO. 18

APPEAL NO. 23-636

SYOSSET

KEVIN MOY: (A) Variance to allow existing swimming pool having less setback from fence than permitted by Ordinance. (B) Variance to allow existing pool equipment having less side yard setback and front yard setback than permitted by Ordinance.

W/s/o Narcissus Dr., 1226.50 ft. S/o Renee Rd., a/k/a 21 Narcissus Drive, Syosset, NY
SEC. 25 BLK. 24 LOT 19 ZONE R1-10

HEARING NO. 19

APPEAL NO. 23-725 - AMENDMENT

SYOSSET

MIRSODA MUHJAJ: Amend Specific Plan as presented for Appeal No. 23-347 and granted by Decision of the Zoning Board of Appeals, dated August 17, 2023, for the submittal of new plans.

S/s/o Robert Cir., 352.82 ft. E/o Teibrook Ave., a/k/a 10 Robert Circle, Syosset, NY
SEC. 15 BLK. 86 LOT 34 ZONE R1-7

HEARING NO. 20

APPEAL NO. 23-721

GLEN HEAD

PETER MORRA: Variance to allow existing gazebo having less rear yard setback than permitted by Ordinance.

N/s/o Cathy Ct., 259.04 ft. N/o Frost Pond Rd., a/k/a 7 Cathy Court, Glen Head, NY
SEC. 23 BLK. 34 LOT 23 ZONE R1-10

HEARING NO. 21

APPEAL NO. 23-722

GLEN HEAD

MARGUERITE BARDINI: Variance to propose lot line adjustment having less lot size than permitted by Ordinance.

NW/s/o Cathy Ct., 212.28 ft. N/o Frost Pond Rd., a/k/a 6 Cathy Court, Glen Head, NY
SEC. 23 **BLK. 34** **LOT 22** **ZONE R1-10**

HEARING NO. HO 1

APPEAL NO. 23-561

BETHPAGE

SOHILY RAHMAN: (A) Variance to allow existing roofed over cellar entrance having less side yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing roofed over cellar entrance and rear raised deck exceeding maximum gross floor area than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 97-366 and granted by Decision of the Zoning Board of Appeals, dated November 20, 1997.

E/s/o Ott St., 62.50 ft. N/o Powell Ave., a/k/a 3 Ott Street, Bethpage, NY
SEC. 46 **BLK. 138** **LOT 258** **ZONE R1-7**

HEARING NO. HO 2

APPEAL NO. 23-602

MASSAPEQUA

JOHN MAIO: Variance to allow existing raised dwelling exceeding maximum height than permitted by Ordinance.

NE/ cor. of Riverdale Ave. & E. Lincoln Ave., a/k/a 7 Riverdale Avenue, Massapequa, NY
SEC. 66 **BLK. 130** **LOT 109** **ZONE R1-10**

HEARING NO. HO 3

APPEAL NO. 23-611

MASSAPEQUA

EUGENE MULDOON: (A) Variance to allow existing 6 ft. high PVC fence and 6 ft. high wood fence exceeding maximum height across front yards (Shawnee Drive and Jacqueline Road) than permitted by Ordinance. (B) Variance to allow existing 3 ft. high fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Variance to allow existing shed having less front yard setback and side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 93-446 and granted by Decision of the Zoning Board of Appeals, dated November 4, 1993 and amended by Decision of the Zoning Board of Appeals, dated February 17, 2000.

SE/ cor. of Jacqueline Rd. & Imogene Dr., a/k/a 20 Jacqueline Road, Massapequa, NY
SEC. 52 **BLK. 412** **LOT 1** **ZONE R1-7**

HEARING NO. HO 4

APPEAL NO. 23-629

MASSAPEQUA

GEOTOM PROPERTIES INC.: (A) Variance to construct new dwelling on subdivided lot having less lot size, width of lot at front property line, width of lot from front property line to required rear yard, average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. **PARCEL A**

NW/ cor. of Clocks Blvd. & Bayview Pl. E., a/k/a 101 Clocks Boulevard, Massapequa, NY
SEC. 66 **BLK. 133** **LOT 239** **ZONE R1-10**

HEARING NO. HO 5

APPEAL NO. 23-632

MASSAPEQUA

GEOTOM PROPERTIES INC.: (A) Variance to construct new dwelling on subdivided lot having less lot size, width of lot at front property line, width of lot from front property line to required rear yard, average front yard setback (Clocks Boulevard) and average side/front yard setback (Bayview Place East) than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. **PARCEL B**

NW/ cor. of Clocks Blvd. & Bayview Pl. E., a/k/a 101 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 133 LOT 239 ZONE R1-10

HEARING NO. HO 6

APPEAL NO. 23-596

HICKSVILLE

JOHN BOGDANOS: (A) Variance to allow existing front two story addition and front portico with platform having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 8.3 ft. by 7.9 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o W. Nicholai St., 653.58 ft. E/o Morgan St., a/k/a 191 W. Nicholai Street, Hicksville, NY
SEC. 11 BLK. J LOT 38 ZONE R1-6

JANUARY 8, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK