



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 19, 2023*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 65-281 - AMENDMENT

FARMINGDALE

ROBERT J. SCHUMACHER: Amend Specific Plan as presented for Appeal No. 65-281 and granted by Decision of the Zoning Board of Appeals, dated July 7, 1965, to allow existing finished basement for storage with bath and kitchen.

S/s/o Bernard St., E/o Hemlock Dr., a/k/a 24 Bernard Street, Farmingdale, NY
SEC. 49 BLK. 21 LOT 135 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 20-432 - AMENDMENT

NORTH MASSAPEQUA

MARIA D. VACCA: Amend Specific Plan as presented for Appeal No. 20-432 and granted by Decision of the Zoning Board of Appeals, dated December 3, 2020, to enlarge rear roof over patio exceeding maximum building coverage than permitted by Ordinance.

N/s/o Shawnee Dr., 45.44 ft. E/o Mohawk Dr., a/k/a 1 Shawnee Drive, North Massapequa, NY
SEC. 52 BLK. 374 LOT 9 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 01-47 - AMENDMENT

SYOSSET

DINA EVANGELISTA: (A) Amend Decision of Zoning Board of Appeals, dated January 18, 2001 in order to Amend the Declaration of Restrictive Covenants to indicate a change in occupancy while still maintaining a Parent/Child relationship. (B) Extend the Special Use Permit to maintain an existing second kitchen in a one-family dwelling for use as a Parent/Child residence.

S/s/o Bluebird Dr., 80 ft. W/o Arbor Rd., a/k/a 50 Bluebird Drive, Syosset, NY
SEC. 15 BLK. 108 LOT 1 ZONE R1-7

HEARING NO. 1

APPEAL NO. 23-16

MASSAPEQUA

JOHN BECZAK: (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to construct second floor addition having less aggregate side yards and roof pitch than permitted by Ordinance. (C) Variance to allow existing outdoor barbeque, sink and counter having less rear yard setback than permitted by Ordinance. (D) Variance to construct roof over porch, first floor addition and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct first floor addition, second floor addition and allow existing rear platform exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Nassau St., 260 ft. E/o Bayview Ave., a/k/a 16 Nassau Street, Massapequa, NY
SEC. 65 BLK. 119 LOT 47 ZONE R1-7

HEARING NO. 2**APPEAL NO. 23-17****MASSAPEQUA**

TINA M. VILLALOBOS: (A) Variance to allow existing front open porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 13.6 ft. by 8.1 ft. shed exceeding maximum height than permitted by Ordinance.

W/s/o Park Ln., 60.76 ft. N/o Michigan Ave., a/k/a 82 Park Lane, Massapequa, NY

SEC. 48**BLK. 406****LOT 48****ZONE R1-6**

HEARING NO. 3**APPEAL NO. 23-18****MASSAPEQUA**

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

W/s/o Sunset Rd., 40.13 ft. S/o Orlando St., a/k/a 151 Sunset Road, Massapequa, NY

SEC. 66**BLK. 51****LOT 3****ZONE R1-10**

HEARING NO. 4**APPEAL NO. 23-19****BETHPAGE**

JOHN LAPERTOSA: Variance to reconstruct new dwelling having less side yard setback, aggregate side yards, exceeding maximum building coverage, gross floor area and height than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Cambridge Ave., 102.57 ft. N/o Revere Ave., a/k/a 38 Cambridge Avenue, Bethpage, NY

SEC. 46**BLK. 121****LOT 359****ZONE R1-7**

HEARING NO. 5**APPEAL NO. 23-20****HICKSVILLE**

HU MING YAN: Variance to construct second floor cantilevered addition having less average front yard setback, side yard setback, aggregate side yards and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o 6th St., 100 ft. E/o Division Ave., a/k/a 192 6th Street, Hicksville, NY

SEC. 45**BLK. 89****LOT 117****ZONE R1-7**

HEARING NO. 6**APPEAL NO. 23-21****PLAINVIEW**

NICHOLAS MACCHIA: (A) Variance to allow in-ground swimming pool with waterfall and pool equipment having less side/front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side/front yard setback than permitted by Ordinance.

SE/ cor. of Crestwood Dr. & Felice Ln., a/k/a 12 Crestwood Drive, Plainview, NY

SEC. 47**BLK. 91****LOT 6****ZONE R1-7**

HEARING NO. 7**APPEAL NO. 23-22****PLAINVIEW**

MELANIE BESSEL: Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance.

N/s/o Lombardi Pl., 134.91 ft. W/o Parkway Dr., a/k/a 31 Lombardi Place, Plainview, NY

SEC. 47**BLK. 80****LOT 9****ZONE R1-7**

HEARING NO. 8**APPEAL NO. 23-23****PLAINVIEW**

STEPHANIE KAPLAN: (A) Variance to reconstruct dwelling having less average front yard setback, side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to install window well having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

W/s/o Abbey Ct., 222.40 ft. N/o Abbey Ln., a/k/a 7 Abbey Court, Plainview, NY

SEC. 12**BLK. 383****LOT 25****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 23-24****PLAINVIEW**

JEFFREY CARUS: (A) Variance to construct one story addition with attached garage having less average front yard setback than permitted by Ordinance. (B) Variance to construct one story addition with attached garage and platform with steps to grade having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct one story addition with attached garage and allow existing 9.86 ft. by 8.14 ft. shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing 9.86 ft. by 8.14 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Evelyn Rd., 65.15 ft. E/o Patricia St., a/k/a 14 Evelyn Road, Plainview, NY

SEC. 12**BLK. 447****LOT 15****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 23-25****PLAINVIEW**

BARA ROSS: Variance to allow existing rear composite deck having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

E/s/o Spector Ln., S/o Wayne Dr., a/k/a 24 Spector Lane, Plainview, NY

SEC. 12**BLK. 403****LOT 26****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 23-26****PLAINVIEW**

STEPHEN HEILBRUNN: Variance to allow existing 8.03 ft. by 12.35 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Ridge Dr., 153.71 ft. E/o Newport Dr., a/k/a 52 Ridge Drive, Plainview, NY

SEC. 13**BLK. 90****LOT 18****ZONE R1-20**

HEARING NO. 12**APPEAL NO. 23-27****WOODBURY**

JASON SCHULMAN: (A) Variance to construct masonry porch having less side yard setback than permitted by Ordinance. (B) Variance to construct masonry deck with steps to grade having less rear yard setback than permitted by Ordinance. (C) Variance to construct masonry decks with steps to grade, pergola, covered masonry porch, portico and one story front addition exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct masonry decks, pergola, covered masonry porch and one story front addition exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to construct circular driveway having less front yard setback than permitted by Ordinance.

N/s/o Polo Ct., 241.97 ft. E/o The Grasslands, a/k/a 5 Polo Court, Woodbury, NY

SEC. 14**BLK. E****LOT 946****ZONE R1-1A**

HEARING NO. 13**APPEAL NO. 23-28****JERICHO**

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

W/s/o Michelle Dr., 113.38 ft. S/o Garden Pl., a/k/a 107 Michelle Drive, Jericho, NY

SEC. 12**BLK. 622****LOT 10****ZONE R1-10**

HEARING NO. 14**APPEAL NO. 23-29****SYOSSET**

GIAMPIERO CRECCO: **(A)** Variance to construct attached garage having less average side/front yard setback (Gary Road) than permitted by Ordinance. **(B)** Variance to construct roofed over patio and attached garage having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to construct roofed over patio, attached garage, 10.3 ft. by 8 ft. shed and 14.3 ft. by 8 ft. shed exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to allow existing 10.3 ft. by 8 ft. shed and 14.3 ft. by 8 ft. shed having less side yard setback than permitted by Ordinance. **(E)** Variance to allow existing 10.3 ft. by 8 ft. shed having less rear yard setback than permitted by Ordinance. **(F)** Variance to allow existing 6 ft. high wood fence exceeding maximum height across front yard (Terrehans Lane) than permitted by Ordinance.

SE/ cor. of Gary Rd. & Terrehans Ln., a/k/a 60 Gary Road, Syosset, NY

SEC. 12**BLK. 398****LOT 2****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 23-30****SYOSSET**

MARIAM NAWABI: Variance to construct wood deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

NW/ cor. of Pine Rd. & Pine Rd., a/k/a 34 Pine Road, Syosset, NY

SEC. 15**BLK. F****LOT 17A****ZONE R1-1A**

HEARING NO. 16**APPEAL NO. 23-31****SYOSSET**

JORDAN SCHNEIDMAN: **(A)** Variance to allow existing generator having less side yard setback than permitted by Ordinance. **(B)** Variance to construct open front porch and rear addition exceeding maximum building coverage than permitted by Ordinance.

W/s/o Ann Dr., 531.25 ft. S/o Harriet Dr., a/k/a 16 Ann Drive, Syosset, NY

SEC. 15**BLK. 163****LOT 32****ZONE R1-10**

HEARING NO. 17**APPEAL NO. 23-32****SYOSSET**

CHARLES SEMINARIO: **(A)** Variance to construct new dwelling having less side yard setback and aggregate side yards than permitted by Ordinance. **(B)** Variance to construct detached garage having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to construct new dwelling and detached garage exceeding maximum building coverage than permitted by Ordinance.

N/s/o Calvin Ave., 1351.56 ft. W/o Berry Hill Rd., a/k/a 56 Calvin Avenue, Syosset, NY

SEC. 25**BLK. 53****LOT 72****ZONE R1-10**

HEARING NO. 18**APPEAL NO. 23-33****GLEN HEAD**

JOSEPH DESMOND: Variance to allow existing platform at first floor with storage under and steps to grade having less average front yard setback than permitted by Ordinance.

S/s/o Frost Pond Rd., 73.73 ft. W/o Smith St., a/k/a 86 Frost Pond Road, Glen Head, NY
SEC. 22 **BLK. B** **LOT 319** **ZONE R1-7**

HEARING NO. HO 1**APPEAL NO. 22-479****LOCUST VALLEY**

ADRIANNE KOSTER: **(A)** Special Use Permit to allow an existing home business (Dental Office) in a one-family dwelling and to be operated by a person not residing on the premises. **(B)** Variance for expansion of Dental Office exceeding maximum area and gross floor area of dwelling unit than permitted by Ordinance. **(C)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Forest Avenue) than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 14-417 and granted by Decision of the Zoning Board of Appeals, dated December 4, 2014.

NW/ cor. of Weir Ln. & Forest Ave., a/k/a 5 Weir Lane, Locust Valley, NY
SEC. 30 **BLK. 66** **LOT 450** **ZONE R1-6**

HEARING NO. HO 2**APPEAL NO. 22-440****MASSAPEQUA**

DEBRA BURKE: **(A)** Variance to allow existing front porch exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance. **(C)** Variance to allow existing pool filter and pool heater having less rear yard setback than permitted by Ordinance. **(D)** Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

N/s/o Polo Rd., 211.43 ft. E/o Surrey Rd., a/k/a 11 Polo Road, Massapequa, NY
SEC. 57 **BLK. 216** **LOT 9** **ZONE R1-7**

HEARING NO. HO 3**APPEAL NO. 22-477****GLEN HEAD**

PAUL SPENSIERI: Variance to construct second story addition exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Glenwood Rd., 162 ft. E/o Cody Ave., a/k/a 83 Glenwood Road, Glen Head, NY
SEC. 20 **BLK. 45** **LOT 4** **ZONE R1-7**

JANUARY 9, 2023**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**