



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 - JEROME FITZPATRICK - ANDREW MONTELEONE

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 20, 2022*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 06-288 - AMENDMENT

MASSAPEQUA

APRIL HOBERT & WILLIAM TURLEY: (A) Amend Decision of Zoning Board of Appeals, dated June 22, 2006 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership 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.

E/s/o Harrison Ave., 167.3 ft. S/o Merrick Rd., a/k/a 397 Harrison Avenue, Massapequa, NY
SEC. 65 BLK. 188 LOT 195 ZONE R1-7

HEARING NO. 1

APPEAL NO. 22-11

MASSAPEQUA

LOIS SVALESEN: (A) Variance to allow existing 5.5 ft. by 10.8 ft. platform with steps to grade having less average front yard setback (Forest Avenue) than permitted by Ordinance. (B) Variance to allow existing 5.5 ft. by 10.8 ft. platform with steps to grade and 3.5 ft. by 12 ft. platform with steps to grade having less average side/front yard setback (Cedar Street) and exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing 5 ft. high PVC fence exceeding maximum height across side/front yard (Cedar Street) than permitted by Ordinance.

SE/ cor. of Forest Ave. & Cedar St., a/k/a 353 Forest Avenue, Massapequa, NY
SEC. 57 BLK. 194 LOT 107 ZONE R1-7

HEARING NO. 2

APPEAL NO. 22-12

MASSAPEQUA

DOMINIQUE FAIRCLOUGH: (A) Variance to allow existing roof over patio having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing hot tub having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing gas fireplace having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (E) Amend Specific Plans as presented for Appeal No. 18-345 and granted by Decision of the Zoning Board of Appeals, dated August 9, 2018, Appeal No. 12-1 and granted by Decision of the Zoning Board of Appeals, dated January 5, 2012 and Appeal No. 61-29 and granted by Decision of the Zoning Board of Appeals, dated February 9, 1961.

W/s/o Edgewater Ave., 80 ft. N/o Albatross Ave., a/k/a 27 Edgewater Avenue, Massapequa, NY
SEC. 66 BLK. 72 LOT 19 ZONE R1-10

HEARING NO. 3

APPEAL NO. 22-13

MASSAPEQUA

STACY GUERCIA BALDEA: (A) Variance to allow existing garage extension having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to construct pavilion and allow existing garage extension exceeding maximum building coverage, gross floor area, rear yard coverage and building coverage of the principal building than permitted by Ordinance.

S/s/o Lagoon Blvd., 360 ft. W/o Beverly Rd., a/k/a 10 Lagoon Boulevard, Massapequa, NY
SEC. 65 BLK. 130 LOT 4 ZONE R1-7

HEARING NO. 4

APPEAL NO. 22-14

MASSAPEQUA

KAREN FAZIO: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct second story addition, enlarged rear deck, enlarged front roofed over porch and allow existing rear roofed over patio exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to construct second story addition having less roof pitch than permitted by Ordinance.

SE/ cor. of Ocean Ave. & Pittsburgh Ave., a/k/a 594 Ocean Avenue, Massapequa, NY
SEC. 48 BLK. 124 LOT 1254 ZONE R1-7

HEARING NO. 5

APPEAL NO. 22-15

MASSAPEQUA

BRIAN GOLL: (A) Variance to construct dormer having less average front yard setback permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 12-149 and granted by Decision of the Zoning Board of Appeals, dated May 3, 2012.

W/s/o Ocean Ave., 221.06 ft. S/o Bayview Pl., a/k/a 14 Ocean Avenue, Massapequa, NY
SEC. 65 BLK. 212 LOT 3 ZONE R1-7

HEARING NO. 6

APPEAL NO. 22-16

NORTH MASSAPEQUA

JEANETTE BROWN: Variance to install in-ground swimming pool having less front yard setback than permitted by Ordinance.

SW/ cor. of Pembroke Dr. & N. Wisconsin Ave., a/k/a 23 Pembroke Drive, North Massapequa, NY
SEC. 52 BLK. 437 LOT 12 ZONE R1-7

HEARING NO. 7

APPEAL NO. 22-17

NORTH MASSAPEQUA

FP 750 MASSAPEQUA LLC: Variance to install illuminated wall sign on East side of building exceeding maximum number of wall signs per tenancy than permitted by Ordinance.

NE/ cor. of Hicksville Rd. & Jerusalem Ave., a/k/a 750 Hicksville Road, North Massapequa, NY
SEC. 52 BLK. 327 LOT 33 ZONE NB

HEARING NO. 8**APPEAL NO. 22-18****SEAFORD**

DIANA LIM: (A) Variance to allow existing cellar entrance having less front yard setback than permitted by Ordinance. (B) Variance to allow existing vestibule having less average side/front 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. (D) Variance to construct roof over porch and two story addition having less rear yard setback than permitted by Ordinance. (E) Variance to construct two story addition having less roof pitch than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 02-332 and granted by Decision of the Zoning Board of Appeals, dated July 25, 2002.

NE/ cor. of Hillcrest Dr. & Gilling Rd., a/k/a 237 Hillcrest Drive, Seaford, NY

SEC. 52**BLK. 406****LOT 26****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 22-19****SEAFORD**

DIANA LIM: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to propose parking of two (2) vehicles in tandem. (C) Variance for parking in required rear yard.

NE/ cor. of Hillcrest Dr. & Gilling Rd., a/k/a 237 Hillcrest Drive, Seaford, NY

SEC. 52**BLK. 406****LOT 26****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 22-20****FARMINGDALE**

MARIE NOCELLA: (A) Variance to allow existing roofed-over front porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing roofed-over rear deck, roofed-over front porch and shed exceeding maximum building coverage than permitted by Ordinance.

S/s/o Plitt Ave., 60 ft. W/o Vandewater St., a/k/a 102 Plitt Avenue, Farmingdale, NY

SEC. 48**BLK. 502****LOT 106****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 22-21****BETHPAGE**

MICHAEL BUCKLEY: Variance to allow existing lower deck having less rear yard setback than permitted by Ordinance.

E/s/o Taft Ave., 210 N/o Evergreen Ave., a/k/a 7 Taft Avenue, Bethpage, NY

SEC. 46**BLK. 173****LOT 19****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 22-22****HICKSVILLE**

KALAWATI KHAREL: (A) Variance to allow existing concrete porch with steps to grade and metal awning on East side of dwelling having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing concrete porch with steps to grade, metal awning on East side of dwelling, one story addition and front concrete open porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Terrell Ln., 200.51 ft. E/o Elwood Ave., a/k/a 8 Terrell Lane, Hicksville, NY

SEC. 45**BLK. 491****LOT 16****ZONE R1-7**

HEARING NO. 13

APPEAL NO. 22-23

HICKSVILLE

ROBERT KAPLAN: Variance to allow existing 8.3 ft. by 12.3 ft. shed having less side yard setback than permitted by Ordinance.

N/s/o Ingram Dr., 119.89 ft. E/o Vincent Rd., a/k/a 6 Ingram Drive, Hicksville, NY

SEC. 12

BLK. 631

LOT 58

ZONE R1-7

HEARING NO. 14

APPEAL NO. 22-24

HICKSVILLE

LI LING KONG: (A) Variance to allow existing florida room addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to allow existing florida room addition and rear roof-overs exceeding maximum building coverage than permitted by Ordinance.

S/s/o Preston Ln., 277.49 ft. E/o Division Ave., a/k/a 16 Preston Lane, Hicksville, NY

SEC. 45

BLK. 527

LOT 15

ZONE R1-7

HEARING NO. 15

APPEAL NO. 22-25

HICKSVILLE

CHARLES THORWARTH: (A) Variance to allow existing 5 ft. high PVC fence exceeding maximum height across side/front yard (Irving Street) than permitted by Ordinance. (B) Variance to allow existing aluminum roof-over having less side yard setback than permitted by Ordinance. (C) Variance to allow existing garage having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing aluminum roof-over and detached garage exceeding maximum building coverage than permitted by Ordinance.

SE/ cor. of Nevada St. & Irving St., a/k/a 143 Nevada Street, Hicksville, NY

SEC. 11

BLK. D

LOT 1228

ZONE R1-7

HEARING NO. 16

APPEAL NO. 22-26

HICKSVILLE

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

NE/ cor. of Chestnut St. & Cliff Dr., a/k/a 69 Chestnut Street, Hicksville, NY

SEC. 12

BLK. 370

LOT 56

ZONE R1-7

HEARING NO. 17

APPEAL NO. 22-27

HICKSVILLE

JESSICA PREVIDI: (A) Variance to construct rear roof over patio with pizza oven having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct roof over patio and rear steps and landing exceeding maximum building coverage than permitted by Ordinance.

W/s/o Burns Ave., 118.01 ft. N/o Princess St., a/k/a 137 Burns Avenue, Hicksville, NY

SEC. 11

BLK. 245

LOT 33

ZONE R1-7

HEARING NO. 18

APPEAL NO. 22-28

HICKSVILLE

RAJ MEHTA: Variance to construct new dwelling exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Cornell Ln., W/o Holyoke Rd., a/k/a 2 Cornell Lane, Hicksville, NY

SEC. 12

BLK. 436

LOT 17

ZONE R1-7

HEARING NO. 19**APPEAL NO. 22-29****PLAINVIEW**

LEE EINZIG: (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to allow existing deck having less side yard setback, aggregate side yards, rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing deck and shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

S/s/o Netto Ln., 99.01 ft. W/o Whitlock St., a/k/a 52 Netto Lane, Plainview, NY

SEC. 13**BLK. 51****LOT 19****ZONE R1-7**

HEARING NO. 20**APPEAL NO. 22-30****PLAINVIEW**

PETER SULLIVAN: Variance to construct gazebo exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Harold Rd., 276.75 ft. S/o Grace St., a/k/a 27 Harold Road, Plainview, NY

SEC. 12**BLK. 481****LOT 24****ZONE R1-7**

HEARING NO. 21**APPEAL NO. 22-31****WOODBURY**

JOHN LAYLIEV: Variance to construct circular driveway having less front yard setback than permitted by Ordinance.

N/s/o Fairbanks Blvd., 1284.98 ft. W/o Juneau Blvd., a/k/a 17 Fairbanks Boulevard, Woodbury, NY

SEC. 13**BLK. 81****LOT 13****ZONE R1-1A**

HEARING NO. 22**APPEAL NO. 22-32****JERICO**

JONAH CHUN: (A) Variance to construct one story additions and allow existing second story deck with proposed steps to grade exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing second story deck with steps to grade having less rear yard setback than permitted by Ordinance.

E/s/o 21st St., 193.32 ft. S/o Parkside Dr., a/k/a 29 21st Street, Jericho, NY

SEC. 12**BLK. 208****LOT 14****ZONE R1-10**

HEARING NO. 23**APPEAL NO. 22-33****JERICO**

ZOI MCGRATH: Variance to reconstruct new dwelling exceeding maximum building coverage, gross floor area and having less roof pitch than permitted by Ordinance.

S/s/o Craig St., 316.2 ft. E/o Richmond Ave., a/k/a 25 Craig Street, Jericho, NY

SEC. 11**BLK. 431****LOT 32****ZONE R1-10**

HEARING NO. 24**APPEAL NO. 22-34****SYOSSET**

CHARLES SEMINARIO: Variance to construct new dwelling exceeding maximum gross floor area than permitted by Ordinance.

SE/ cor. of North St. & Church St., a/k/a 16 North Street, Syosset, NY

SEC. 25**BLK. 14****LOT 3****ZONE R1-7**

HEARING NO. 25

APPEAL NO. 22-35

GLEN HEAD

LAWRENCE CARDINALE: (A) Variance to construct front porch having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing deck having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 80-19 and granted by Decision of the Zoning Board of Appeals, dated January 17, 1980.

N/s/o Sylvia St., 50 ft. W/o Viola St., a/k/a 42 Sylvia Street, Glen Head, NY

SEC. 20

BLK. 45

LOT 16

ZONE R1-7

HEARING NO. 26

APPEAL NO. 22-36

LOCUST VALLEY

SIMA TARZAMI: (A) Variance to construct roofed-over front porch with steps to grade having less side yard setback than permitted by Ordinance. (B) Variance to allow existing rear landing and steps to grade having less side yard setback than permitted by Ordinance. (C) Variance to construct roofed-over front porch and allow existing rear porch to be enclosed exceeding maximum building coverage than permitted by Ordinance.

W/s/o S. 5th St., 217.09 ft. S/o Forest Ave., a/k/a 22 S. 5th Street, Locust Valley, NY

SEC. 23

BLK. 20

LOT 67

ZONE R1-7

HEARING NO. HO 1

APPEAL NO. 21-478

MASSAPEQUA

DONALD SPRUCK: Variance to install ground sign having less setback from North property line (Merrick Road) than permitted by Ordinance.

SW/ cor. of Merrick Rd. & Algonquin Ave., a/k/a 5404 Merrick Road, Massapequa, NY

SEC. 66

BLK. 3

LOT 108

ZONE R1-10

JANUARY 10, 2022

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK