



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 *FEBRUARY 1, 2024*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-659

MASSAPEQUA

LORI BLITZER: (A) Variance to construct 13.1 ft. by 5.5 ft. rear deck, 21.1 ft. by 7.6 ft. deck attached to existing above-ground swimming pool and deck square off having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing above-ground swimming pool attached to proposed 21.1 ft. by 7.6 ft. deck attached to dwelling having less rear yard setback and side yard setback than permitted by Ordinance. (C) Variance to allow existing shed located in southeast corner of property having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing shed located in southwest corner of property having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance.

S/s/o N. Beech St., 550 ft. E/o N. Pine Dr., a/k/a 84 N. Beech Street, Massapequa, NY
SEC. 48 BLK. 18 LOT 83 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-670

MASSAPEQUA

MATTHEW GARDNER: (A) Variance to allow existing front stoop with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing front stoop with steps to grade and rear wood deck with steps to grade exceeding maximum building coverage than permitted by Ordinance.

S/s/o Sunset Blvd., 100 ft. W/o Bay Dr., a/k/a 2 Sunset Boulevard, Massapequa, NY
SEC. 65 BLK. 214 LOT 4 ZONE R1-10

HEARING NO. 3

APPEAL NO. 23-678

MASSAPEQUA

GINA BEDELL: (A) Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance. (B) Variance to install in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to install pool equipment having less side yard setback than permitted by Ordinance.

SW/ cor. of Deepwater Ave. & Albatross Pl., a/k/a 27 Deepwater Avenue, Massapequa, NY
SEC. 66 BLK. 69 LOT 1 ZONE R1-10

HEARING NO. 4**APPEAL NO. 23-707****MASSAPEQUA**

REGIS DILLON: Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance.

SW/ cor. of Ripplewater Ave. & S. Bay Dr., a/k/a 36 Ripplewater Avenue, Massapequa, NY
SEC. 66 BLK. 85 LOT 58 ZONE R1-10

HEARING NO. 5**APPEAL NO. 23-754****MASSAPEQUA**

ADAM LOGIUDICE: (A) Variance to erect 6 ft. high vinyl fence and 6 ft. high wood fence exceeding maximum height across front yard (Fox Boulevard) than permitted by Ordinance. (B) Variance to construct two story addition and roof-over wrap around porch having less average front yard setback (Fox Boulevard) than permitted by Ordinance; also encroachment of eaves and gutters.

NE/ cor. of Hampton Blvd. & Fox Blvd., a/k/a 42 Hampton Boulevard, Massapequa, NY
SEC. 65 BLK. 114 LOT 1610 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-758****MASSAPEQUA**

GARY SALLEY: (A) Variance to construct second story addition with parking underneath having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition with parking underneath and second story 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. (C) Amend Specific Plan as presented for Appeal No. 78-51 and granted by Decision of the Zoning Board of Appeals, dated March 16, 1978.

E/s/o Monroe Ave., 100.4 ft. N/o Grove St., a/k/a 78 Monroe Avenue, Massapequa, NY
SEC. 53 BLK. 42 LOT 49 ZONE R1-10

HEARING NO. 7**APPEAL NO. 23-664****NORTH MASSAPEQUA**

RICHARD GRIECO: (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 outdoor kitchen with gas barbeque and cooktop having less rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 94-472 and granted by Decision of the Zoning Board of Appeals, dated December 1, 1994.

S/s/o N. Wyoming Ave., 193.5 ft. E/o Rosemary Dr., a/k/a 364 N. Wyoming Ave., N. Massapequa, NY
SEC. 52 BLK. 43 LOT 71 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-666****HICKSVILLE**

KRISTINA METHAKUL: (A) Variance to construct two story front addition, second story cantilevered addition and roof over porch having less side yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story front addition and second story cantilevered addition exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Cambridge Dr., W/o Haverford Rd., a/k/a 141 Cambridge Drive, Hicksville, NY
SEC. 12 BLK. 331 LOT 43 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-676****HICKSVILLE**

PARWANA NAWABI: (A) Variance to construct 30.6 ft. by 44.7 ft. new dwelling on partial existing and partial new foundation having less side yard setback, rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct 30.6 ft. by 44.7 ft. new dwelling on partial existing and partial new foundation and covered porch with steps to grade having less average front yard setback than permitted by Ordinance. (C) Variance to propose relocation of existing detached garage having less front yard setback than permitted by Ordinance. (D) Amend Specific Plans as presented for Appeal No. 17-489 and granted by Decision of the Zoning Board of Appeals, dated May 24, 2018 and for Appeal No. 17-248 and granted by Decision of the Zoning Board of Appeals, dated June 15, 2017.

N/s/o Prospect St., 103.44 ft. E/o Bay Ave., a/k/a 6 Prospect Street, Hicksville, NY

SEC. 12**BLK. 187****LOT 113****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 23-683****HICKSVILLE**

DAISY WILKONSKI: (A) Variance to construct portico having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less aggregate side yards than permitted by Ordinance. (C) Variance to construct portico and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Fireplace Ln., S/o Tip Top Ln., a/k/a 29 Fireplace Lane, Hicksville, NY

SEC. 46**BLK. 469****LOT 28****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 23-748****HICKSVILLE**

RICARDO GONZALEZ: (A) Variance to reconstruct a new dwelling having less average side/front yard setback (Belmart Road), exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing canopy abutting proposed cabana having less side/front yard setback (Belmart Road), exceeding maximum rear yard coverage, accessory coverage and building coverage of the principal building than permitted by Ordinance. (C) Variance to install in-ground swimming pool having less side/front yard setback (Belmart Road) than permitted by Ordinance. (D) Variance to install pool equipment having less side/front yard setback (Belmart Road) than permitted by Ordinance. (E) Variance to construct driveway having less side yard setback than permitted by Ordinance. (F) Variance to erect 6 ft. high vinyl fence exceeding maximum height across side/front yard (Belmart Road) and within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of S. Fordham Rd. & Belmart Rd., a/k/a 119 S. Fordham Road, Hicksville, NY

SEC. 46**BLK. 536****LOT 29****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 23-671****OLD BETHPAGE**

BRUCE GOLDBLATT: Variance to install natural gas generator having less rear yard setback and exceeding maximum setback from dwelling than permitted by Ordinance.

N/s/o Piper Pl., 251.35 ft. E/o Colonial Rd., a/k/a 12 Piper Place, Old Bethpage, NY

SEC. 47**BLK. 95****LOT 10****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 23-669****PLAINVIEW**

NIRAV & BELA SHAH: Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (Manor Street) than permitted by Ordinance.

SW/ cor. of Manor St. & Amby Ave., a/k/a 84 Manor Street, Plainview, NY

SEC. 12**BLK. 13****LOT 56****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 23-706****PLAINVIEW**

MICHAEL SCIARA: (A) Variance to allow existing rear wood deck with steps to grade having less side yard setback, rear yard setback and exceeding maximum building coverage 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 air conditioning unit exceeding maximum encroachment into side yard and having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 68-433 and granted by Decision of the Zoning Board of Appeals, dated September 5, 1968.

W/s/o Forest Dr., S/o Orchard St., a/k/a 32 Forest Drive, Plainview, NY

SEC. 12**BLK. 388****LOT 18****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 23-692****WOODBURY**

DALIA LISKER: (A) Variance to construct second floor addition, rear one story addition and allow existing shed exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance.

E/s/o Turret Ln., 95.52 ft. S/o Victor Ln., a/k/a 13 Turret Lane, Woodbury, NY

SEC. 14**BLK. 35****LOT 2****ZONE R1-20**

HEARING NO. 16**APPEAL NO. 23-677****JERICHO**

PEGGY MA: (A) Variance to allow existing deck having less front yard setback (Robbins Lane) than permitted by Ordinance. (B) Variance to allow existing swimming pool having less front yard setback (Robbins Lane) than permitted by Ordinance. (C) Variance to allow existing pool equipment having less front yard setback (Robbins Lane) than permitted by Ordinance. (D) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Robbins Lane) and within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Forest Dr. & Birchwood Park Dr., a/k/a 2 Forest Drive, Jericho, NY

SEC. 12**BLK. 584****LOT 40****ZONE R1-10**

HEARING NO. 17**APPEAL NO. 23-687****SYOSSET**

300 MICHAEL DRIVE OWNER LLC: Variance to allow seventeen (17) existing rooftop units without screening.

S/s/o Michael Dr., S/o Jericho Tpke., a/k/a 310 Michael Drive, Syosset, NY

SEC. 15**BLK. 157****LOT 46****ZONE LI**

HEARING NO. 18**APPEAL NO. 23-668****GLEN HEAD**

DONNA & JOSEPH ROVEGNO: (A) Variance to allow existing enclosed porch exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing air conditioning unit exceeding maximum encroachment into side yard than permitted by Ordinance.

N/s/o Darby Pl., 240.38 ft. E/o Glen Cove Ave., a/k/a 11 Darby Place, Glen Head, NY

SEC. 21**BLK. 214****LOT 261****ZONE R1-10**

HEARING NO. 19

APPEAL NO. 23-693

GLEN HEAD

CHARLES ROMANO: (A) Variance to construct bathroom in cabana. (B) Variance to construct roof over pavilion, pergola and cabana exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow parking in the required front yard. (D) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Woods Ct., S/o High Farms Rd., a/k/a 98 Woods Court, Glen Head, NY

SEC. 22

BLK. F01

LOT 414

ZONE R1-1A

HEARING NO. 20

APPEAL NO. 23-705

GLEN HEAD

DAVID JOYCE: (A) Variance to construct detached garage exceeding maximum height than permitted by Ordinance. (B) Variance to construct detached garage and allow existing two story deck exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing two story deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

W/s/o William St., 104.88 ft. S/o Edgewood Ave., a/k/a 31 William Street, Glen Head, NY

SEC. 21

BLK. 32

LOT 202

ZONE R1-7

HEARING NO. 21

APPEAL NO. 23-681

LOCUST VALLEY

MICHAEL RANT: (A) Variance to construct pavilion with propane fireplace having less front yard setback than permitted by Ordinance. (B) Variance to construct shed having less front yard setback than permitted by Ordinance. (C) Variance to allow existing propane tanks having less front yard setback than permitted by Ordinance.

S/s/o Beaver Dr., 779.48 ft. E/o Ayers Rd., a/k/a 6 Beaver Drive, Locust Valley, NY

SEC. 29

BLK. R03

LOT 270

ZONE R1-2A

HEARING NO. HO 1

APPEAL NO. 23-282

HICKSVILLE

ALAN VAZQUEZ: Variance to construct widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Friendly Rd., W/o Palermo St., a/k/a 11 Friendly Road, Hicksville, NY

SEC. 45

BLK. 295

LOT 7

ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 23-589

PLAINVIEW

JOSEPH MOSSA: (A) Variance to construct second floor cantilevered addition having less 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 allow existing 9.6 ft. by 7.6 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing swimming pool and surrounding masonry wall having less side yard setback than permitted by Ordinance. (D) Variance to erect 4 ft. high metal fence on East side and West side having less setback from pool edge than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o Westbury Ave., 100 ft. W/o Elmwood St., a/k/a 30 Westbury Avenue, Plainview, NY

SEC. 12

BLK. 12

LOT 53

ZONE R1-7

JANUARY 22, 2024

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