



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 **FEBRUARY 17, 2022**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 22-65

MASSAPEQUA

BETH STURM: Variance to allow existing one story addition exceeding maximum building coverage than permitted by Ordinance.

W/s/o Sunset Rd., 440.90 ft. S/o S. Merrick Rd., a/k/a 27 Sunset Road, Massapequa, NY
SEC. 66 BLK. 11 LOT 24 ZONE R1-10

HEARING NO. 2

APPEAL NO. 22-66

MASSAPEQUA

RALPH SEMERARO: (A) Variance to construct detached garage exceeding maximum gross floor area and having less front yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 13-225 and granted by Decision of the Zoning Board of Appeals, dated July 11, 2013.

E/s/o Adam Pl., 369.12 ft. E/o Alhambra Rd., a/k/a 15 Adam Place, Massapequa, NY
SEC. 65 BLK. 169 LOT 869 ZONE R1-7

HEARING NO. 3

APPEAL NO. 22-67

NORTH MASSAPEQUA

MICHAEL TERMINI: Variance to construct rear roof over exceeding maximum gross floor area than permitted by Ordinance.

W/s/o West Dr., 1078.09 ft. S/o Boundary Ave., a/k/a 22B West Drive, North Massapequa, NY
SEC. 48 BLK. 171 LOT 94 ZONE R1-7

HEARING NO. 4

APPEAL NO. 22-68

FARMINGDALE

KIMBERLY BARRA: Variance to construct new dwelling having less average front yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Hazel Ave., 100 ft. E/o Main St., a/k/a 6 Hazel Avenue, Farmingdale, NY
SEC. 49 BLK. 161 LOT 74 ZONE R1-7

HEARING NO. 5

APPEAL NO. 22-69

BETHPAGE

CHARLES CRESSATY: Variance to allow existing raised patio having less average front yard setback and side yard setback than permitted by Ordinance.

SW/ cor. of Maple Ave. & N. 3rd St., a/k/a 131 Maple Avenue, Bethpage, NY

SEC. 46

BLK. 50

LOT 60

ZONE R1-6

HEARING NO. 6

APPEAL NO. 22-70

BETHPAGE

MICHAEL LASTIHENOS: (A) Variance to install in-ground swimming pool having less side/front yard setback than permitted by Ordinance. (B) Variance to allow existing porch with steps to grade and 8 ft. by 7 ft. shed abutting dwelling having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high fence exceeding maximum height along side/front yard than permitted by Ordinance.

SE/ cor. of 7th St. & Maple Ave., a/k/a 226 7th Street, Bethpage, NY

SEC. 46

BLK. 53

LOT 11

ZONE R1-6

HEARING NO. 7

APPEAL NO. 22-71

BETHPAGE

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

SW/ cor. of Ceil Pl. & Corona Dr., a/k/a 9 Ceil Place, Bethpage, NY

SEC. 46

BLK. 461

LOT 18

ZONE R1-7

HEARING NO. 8

APPEAL NO. 22-72

HICKSVILLE

MARYAM HASSAN: (A) Variance to allow existing 9.85 ft. by 9.15 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing 4 ft. high chain link fence within 30 ft. of intersection.

SE/ cor. of Lottie Ave. & Bay Ave., a/k/a 1 Lottie Avenue, Hicksville, NY

SEC. 12

BLK. 182

LOT 101

ZONE R1-6

HEARING NO. 9

APPEAL NO. 22-73

HICKSVILLE

MARK LAFFEY: (A) Variance to construct front vestibule and front platform with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to construct rear platform with steps to grade having less side yard setback than permitted by Ordinance. (C) Variance to construct second floor rear cantilevered addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Robert St., 113.44 ft. E/o Jonathan Ave., a/k/a 15 Robert Street, Hicksville, NY

SEC. 46

BLK. 283

LOT 65

ZONE R1-7

HEARING NO. 10

APPEAL NO. 22-74

HICKSVILLE

ROBERT HARDER: (A) Variance to allow existing egress window, air conditioning unit and 12.3 ft. by 8 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow existing side portico having less aggregate side yards than permitted by Ordinance.

W/s/o Vassar Ln., 100 ft. N/o Hollins Rd., a/k/a 25 Vassar Lane, Hicksville, NY

SEC. 12

BLK. 333

LOT 23

ZONE R1-7

HEARING NO. 11**APPEAL NO. 22-75****HICKSVILLE**

RONALD KOENIG: (A) Variance to allow existing front addition having less average front yard setback and side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

W/s/o Cambridge Dr., 274.98 ft. N/o Hollins Rd., a/k/a 101 Cambridge Drive, Hicksville, NY
SEC. 12 BLK. 331 LOT 33 ZONE R1-7

HEARING NO. 12**APPEAL NO. 22-76****OLD BETHPAGE**

MARK HEMMERDINGER: (A) Variance to construct porch having less front yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less aggregate side yards and roof pitch than permitted by Ordinance.

S/s/o Pasture Ln., 313.55 ft. N/o Voorhis Dr., a/k/a 20 Pasture Lane, Old Bethpage, NY
SEC. 47 BLK. 74 LOT 45 ZONE R1-10

HEARING NO. 13**APPEAL NO. 22-77****PLAINVIEW**

NICHOLAS MACCHIA: (A) Variance to install in-ground swimming pool and pool equipment having less front yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance. (C) Variance to construct 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. 14**APPEAL NO. 22-78****PLAINVIEW**

MARIE SIEGEL: (A) Variance to allow existing front roof over having less front yard setback than permitted by Ordinance. (B) Variance to allow existing second story wood deck with steps to grade having less rear yard setback than permitted by Ordinance.

W/s/o Summit St., 63.09 ft. S/o S. Service Rd., a/k/a 48 Summit Street, Plainview, NY
SEC. 13 BLK. 7 LOT 58 ZONE R1-7

HEARING NO. 15**APPEAL NO. 22-79****PLAINVIEW**

JIA QING FANG: Variance to allow existing natural gas generator having less front yard setback than permitted by Ordinance.

SE/ cor. of Linda Ln. & Gilbert Ln., a/k/a 2 Linda Lane, Plainview, NY
SEC. 13 BLK. 44 LOT 108 ZONE R1-7

HEARING NO. 16**APPEAL NO. 22-80****PLAINVIEW**

MATTHEW S. HERSCHFELD: (A) Variance to construct rear one story addition and front one story addition having less aggregate side yards than permitted by Ordinance. (B) Variance to construct covered wood deck, rear one story addition, front one story addition and front portico exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Spector Ln., 392.09 ft. E/o Maplewood Dr., a/k/a 39 Spector Lane, Plainview, NY
SEC. 12 BLK. 407 LOT 25 ZONE R1-7

HEARING NO. 17**APPEAL NO. 22-81****WOODBURY**

SHLOMO MATALON: (A) Variance to allow existing portico having less front yard setback than permitted by Ordinance. (B) Variance to allow existing roof over having less side yard setback than permitted by Ordinance. (C) Variance to allow existing roof over and outdoor kitchen having less aggregate side yards and rear yard setback than permitted by Ordinance; also encroachment of eave and gutter. (D) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (E) Variance to allow existing roof over, shed and portico exceeding maximum building coverage than permitted by Ordinance. (F) Variance to allow existing pool filter and pool heater having less front yard setback than permitted by Ordinance. (G) Variance to allow existing circular driveway having less front yard setback and side yard setback than permitted by Ordinance.

E/s/o Hunting Hill Rd., 88 ft. S/o Woodbury Rd., a/k/a 3 Hunting Hill Road, Woodbury, NY
SEC. 14 BLK. 28 LOT 16 ZONE R1-1A

HEARING NO. 18**APPEAL NO. 22-82****WOODBURY**

BRAD PINCUS: (A) Variance to construct cabana having less side/front yard setback than permitted by Ordinance. (B) Variance to install generator exceeding maximum setback from dwelling than permitted by Ordinance. (C) Variance to install pool equipment having less side/front yard setback than permitted by Ordinance.

NE/ cor. of Maple Way & Juneau Blvd., a/k/a 5 Maple Way, Woodbury, NY
SEC. 13 BLK. 79 LOT 10 ZONE R1-1A

HEARING NO. 19**APPEAL NO. 22-83****JERICO**

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

NW/ cor. of Sagamore Way N. & Forsythia Ln., a/k/a 1 N. Sagamore Way, Jericho, NY
SEC. 12 BLK. 577 LOT 39 ZONE R1-10

HEARING NO. 20**APPEAL NO. 22-84****JERICO**

SHING-RU WANG: (A) Variance to construct rear trellis exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct front one story addition, rear trellis, second story addition and roof top terrace with trellis exceeding maximum gross floor area than permitted by Ordinance.

S/s/o S. Marginal Rd., 184,24 ft. E/o Herkimer Ave., a/k/a 480 S. Marginal Road, Jericho, NY
SEC. 11 BLK. 473 LOT 20 ZONE R1-10

HEARING NO. 21**APPEAL NO. 22-85****SYOSSET**

MICHAEL & LAURA DEFEO: (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story addition and rear platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Iris Ln., 75 ft. W/o Cold Spring Rd., a/k/a 3 Iris Lane, Syosset, NY
SEC. 25 BLK. 23 LOT 12 ZONE R1-10

HEARING NO. 22

APPEAL NO. 22-86

GLEN HEAD

PETER & RUTH FICK: Variance to allow existing shed attached to detached garage exceeding maximum building coverage of the principal building than permitted by Ordinance.

E/s/o Roosevelt St., 189 ft. N/o Glen Head Rd., a/k/a 8 Roosevelt Street, Glen Head, NY
SEC. 21 BLK. 227 LOT 7 ZONE R1-7

HEARING NO. 23

APPEAL NO. 22-87

OYSTER BAY

PIERRE BRANDT: (A) Variance to allow existing cellar entrance and enclosed porch having less front yard setback than permitted by Ordinance. (B) Variance to allow existing enclosed porch having less side yard setback than permitted by Ordinance. (C) Variance to allow existing vestibule having less aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter.

S/s/o Orchard St., 20 ft. E/o Prospect St., a/k/a 33 Orchard Street, Oyster Bay, NY
SEC. 27 BLK. 17 LOT 306 ZONE GB

HEARING NO. HO 1

APPEAL NO. 21-526

NORTH MASSAPEQUA

DOMINIC DIPRISCO: Variance to allow existing 10 ft. by 8 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Barrie Ct., N/o N. Suffolk Ave., a/k/a 4 Barrie Court, North Massapequa, NY
SEC. 52 BLK. 329 LOT 16 ZONE R1-7

FEBRUARY 7, 2022

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK