



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

LOIS SCHMITT - LEWIS J. YEVOLI - RITA BYRNE
KATHLEEN MULLIGAN - REBECCA M. ALESIA - JEROME FITZPATRICK

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 25, 2021*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Chapter 246, Section 246-12 of the Code of the Town of Oyster Bay, and New York State Executive Order No. 202.1, et. seq. 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, 54 Audrey Avenue, Oyster Bay, New York, on FEBRUARY 25, 2021, at 7:00 P.M., to be held remotely, and the public has the ability to view or listen to such proceeding via live stream at www.oysterbaytown.com, and that such meeting will be recorded and later transcribed, to consider the following appeal:

MEMBERS OF THE PUBLIC MAY COMMENT ON APPLICATIONS. COMMENTS TO BE HEARD ON THE NIGHT OF THE HEARING AND ENTERED INTO THE RECORD AT THAT TIME MUST BE RECEIVED BY THE ZONING BOARD OF APPEALS BY 4 P.M. WEDNESDAY BEFORE THE HEARING, COMMENTS TO BE ENTERED INTO THE RECORD FOLLOWING THE HEARING MUST BE RECEIVED BY THE NEXT WEDNESDAY FOLLOWING THE HEARING DATE BY 4 P.M.

COMMENTS SHALL BE SENT EITHER:

VIA E-MAIL TO: SCLONINGER@OYSTERBAY-NY.GOV

VIA MAIL TO: ZONING BOARD OF APPEALS
74 Audrey Avenue
Oyster Bay, NY 11771

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 99-121 - AMENDMENT

SYOSSET

JOHN ROSSILLO: Amend Specific Plan as presented for Appeal No. 99-121 and granted by Decision of the Zoning Board of Appeals, dated March 4, 1999, to allow existing expanded deck to remain.

S/s/o Meadowbrook Rd., 102.55 ft. W/o Woodland Ave., a/k/a 57 Meadowbrook Road, Syosset, NY
SEC. 25 BLK. 3 LOT 180 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 20-262 - AMENDMENT

MASSAPEQUA

BERNARD VACCARA: Amend Specific Plan as presented for Appeal No. 20-262 and granted by Decision of the Zoning Board of Appeals, dated September 3, 2020, for the submittal of amended plans.

W/s/o Harbour View Dr., 225.14 ft. N/o Riviera Dr. S., a/k/a 110 Harbour View Dr., Massapequa, NY
SEC. 65 BLK. 237 LOT 11 ZONE R1-10

HEARING NO. 1

APPEAL NO. 21-67

MASSAPEQUA PARK

THOMAS MAUS: Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

N/s/o Michele Ter., 82.81 ft. W/o Block Blvd., a/k/a 6 Michele Terrace, Massapequa Park, NY
SEC. 53 BLK. 174 LOT 18 ZONE R1-7

HEARING NO. 2

APPEAL NO. 21-68

MASSAPEQUA

LINDA TIERNEY: (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required.

N/s/o Clark St., 252.17 ft. W/o Hicksville Rd., a/k/a 57 Clark Street, Massapequa, NY
SEC. 52 BLK. 259 LOT 161 ZONE R1-7

HEARING NO. 3

APPEAL NO. 21-69

MASSAPEQUA

LINDA TIERNEY: (A) Variance to construct two story side addition having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct side platform area with steps to two (2) steps to grade having less side yard setback than permitted by Ordinance. (C) Variance to allow existing raised wood deck having less rear yard setback than permitted by Ordinance. (D) Variance to construct additions and deck exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 05-107 and granted by Decision of the Zoning Board of Appeals, dated March 3, 2005.

N/s/o Clark St., 252.17 ft. W/o Hicksville Rd., a/k/a 57 Clark Street, Massapequa, NY
SEC. 52 BLK. 259 LOT 161 ZONE R1-7

HEARING NO. 4

APPEAL NO. 21-70

MASSAPEQUA

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

SE/ cor. of Rhode Island Ave. & State St., a/k/a 220 Rhode Island Avenue, Massapequa, NY
SEC. 48 BLK. 110 LOT 74 ZONE R1-7

HEARING NO. 5

APPEAL NO. 21-71

MASSAPEQUA

LIDL US, LLC: (A) Variance to install wall sign on West side of building exceeding maximum height than permitted by Ordinance. (B) Variance to install wall sign on South side of building exceeding maximum height than permitted by Ordinance.

NW/ cor. of Merrick Rd. & E. Harrison Ave., a/k/a 5601 Merrick Road, Massapequa, NY
SEC. 53 BLK. 18 LOT 54 ZONE NB

HEARING NO. 6

APPEAL NO. 21-72

MASSAPEQUA

LILLIAN & JOHN RUBINO: Variance to construct new dwelling having less average front yard setback, side yard setback and exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

SE/ cor. of Forest Ave. & Linden St., a/k/a 377 Forest Avenue, Massapequa, NY
SEC. 57 **BLK. 191** **LOT 40** **ZONE R1-7**

HEARING NO. 7

APPEAL NO. 21-73

NORTH MASSAPEQUA

JONATHAN BOROWKA: **(A)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard and side/front yard than permitted by Ordinance. **(B)** Variance to allow existing 4 ft. high PVC fence and 6 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. **(C)** Variance to allow existing pool with deck having less front yard setback than permitted by Ordinance. **(D)** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. **(E)** Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance.

SE/ cor. of N. Woodward Dr. & Boundary Ave., a/k/a 12 N. Woodward Drive, North Massapequa, NY
SEC. 52 **BLK. 32** **LOT 67** **ZONE R1-7**

HEARING NO. 8

APPEAL NO. 21-74

NORTH MASSAPEQUA

HEIDI SAVINO: Variance to allow existing oil tank having less side yard setback than permitted by Ordinance.

N/s/o N. Pine St., 100 ft. W/o N. Park Ave., a/k/a 267 N. Pine Street, North Massapequa, NY
SEC. 52 **BLK. 78** **LOT 13** **ZONE R1-7**

HEARING NO. 9

APPEAL NO. 21-75

FARMINGDALE

PINAK GUHA: **(A)** Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 3 parking spaces are required.

NW/ cor. of Paula Dr. & Main St., a/k/a 34 Paul Drive, Farmingdale, NY
SEC. 53 **BLK. 207** **LOT 8** **ZONE R1-7**

HEARING NO. 10

APPEAL NO. 21-76

FARMINGDALE

ELVA BUCK: **(A)** Variance to construct second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to propose accessory unit exceeding maximum number of bedrooms than permitted by Ordinance. **(C)** Variance to allow existing 4.5 ft. high fence exceeding maximum height in front yard than permitted by Ordinance.

E/s/o Main St., N/o Plitt Ave., a/k/a 741 Main Street, Farmingdale, NY
SEC. 49 **BLK. 157** **LOT 621** **ZONE R1-7**

HEARING NO. 11

APPEAL NO. 21-77

HICKSVILLE

CHICK-FILL-A, INC.: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 4,882 when 5,242 parking spaces are required. (B) Variance allow existing one-way vehicular traffic access abutting 90 degree angled parking spaces than permitted by Ordinance.

W/s/o Broadway Mall, 480 ft. S/o Nevada St., a/k/a 1401 Broadway Mall, Hicksville, NY
SEC. 11 BLK. D LOT 1383 ZONE GC

HEARING NO. 12

APPEAL NO. 21-78

HICKSVILLE

LAWRENCE C. KOENIG: Variance to install natural gas generator having exceeding maximum setback from dwelling than permitted by Ordinance.

NW/ cor. of Lenox Ave. & Bay Ave., a/k/a 84 Lenox Avenue, Hicksville, NY
SEC. 12 BLK. B LOT 149 ZONE R1-6

HEARING NO. 13

APPEAL NO. 21-79

HICKSVILLE

56 WASHINGTON PARKWAY, INC.: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 9 when 13 parking spaces are required. (B) Variance for the reduction of loading spaces. Reduction of spaces to 0 when 1 loading space is required.

W/s/o Washington Pkwy., 63.43 ft. S/o Hazel St., a/k/a 56 Washington Pkwy., Hicksville, NY
SEC. 46 BLK. 184 LOTS 46-49 ZONE LI

HEARING NO. 14

APPEAL NO. 21-80

HICKSVILLE

MONICA SHIMNOSKI: (A) Variance to allow existing rear roof over having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 58-777 and granted by Decision of the Zoning Board of Appeals, dated September 25, 1958.

W/s/o Fordham Ave., 68.85 ft. S/o Croyden Ln., a/k/a 63 Fordham Avenue, Hicksville, NY
SEC. 45 BLK. 528 LOT 1 ZONE R1-7

HEARING NO. 15

APPEAL NO. 21-81

OLD BETHPAGE

STEPHEN & SUSAN RACHELL: (A) Variance to allow existing enclosed four season porch and raised wood deck having less average front yard setback than permitted by Ordinance. (B) Variance to construct second floor with front 1.33 ft. cantilever having less average front yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Lesley Lane) than permitted by Ordinance.

SW/ cor. of E. Park Dr. & Lesley Ln., a/k/a 9 E. Park Drive, Old Bethpage, NY
SEC. 47 BLK. 70 LOT 1 ZONE R1-10

HEARING NO. 16

APPEAL NO. 21-82

PLAINVIEW

MICHAEL BLOOM: Variance to allow existing front stoop with steps having less front yard setback and exceeding maximum building coverage than permitted by Ordinance.

N/s/o Wayland Rd., 333.44 ft. E/o Vista Rd., a/k/a 9 Wayland Road, Plainview, NY
SEC. 12 BLK. 454 LOT 15 ZONE R1-7

HEARING NO. 17**APPEAL NO. 21-83****WOODBURY**

SHEIK SHAKOOR: (A) Variance to reconstruct arbor having less side yard setback than permitted by Ordinance. (B) Variance to construct rear balcony, roof over deck, roof over cellar entrance and arbor exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to install pool heater having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to construct circular driveway having less front yard setback than permitted by Ordinance. (E) Variance to allow parking in the required front yard. (F) Amend Specific Plan as presented for Appeal No. 12-32 and granted by Decision of the Zoning Board of Appeals, dated January 19, 2012.

SW/ cor. of Wagamon Dr. & Victor Ln., a/k/a 19 Wagamon Drive, Woodbury, NY

SEC. 14**BLK. 32****LOT 16****ZONE R1-20**

HEARING NO. 18**APPEAL NO. 21-84****JERICO**

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

W/s/o Fair Ln., 214 ft. N/o Fall Ln., a/k/a 15 Fair Lane, Jericho, NY

SEC. 12**BLK. 581****LOT 24****ZONE R1-10**

HEARING NO. 19**APPEAL NO. 21-85****JERICO**

MARK STARR: (A) Variance to construct rear deck having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Fountain Ln., 139.66 ft. S/o Forest Dr., a/k/a 50 Fountain Lane, Jericho, NY

SEC. 12**BLK. 579****LOT 12****ZONE R1-10**

HEARING NO. 20**APPEAL NO. 21-86****LOCUST VALLEY**

LOUIS VARRICCHIO: (A) Variance to allow existing front roof over having less front yard setback than permitted by Ordinance. (B) Variance to allow existing bump out on non-conforming detached garage having less side yard setback than permitted by Ordinance. (C) Variance to allow existing screened-in sunroom addition having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing dormer on non-conforming detached garage exceeding maximum height and maximum stories than permitted by Ordinance.

N/s/o Alberta Pl., 240.55 ft. W/o Birch Hill Rd., a/k/a 32 Alberta Place, Locust Valley, NY

SEC. 30**BLK. H****LOT 5****ZONE R1-6**

HEARING NO. 21**APPEAL NO. 21-87****LOCUST VALLEY**

CHRIS BROWN: Variance to allow existing deck having less side yard setback and aggregate side yards than permitted by Ordinance.

S/s/o Skunks Misery Rd., 553.75 ft. W/o 13th St., a/k/a 44 Skunks Misery Road, Locust Valley, NY

SEC. 30**BLK. 16****LOT 83****ZONE R1-6**

HEARING NO. HO 1

APPEAL NO. 21-45

WOODBURY

JODI & CRAIG KIRSCH: (A) Variance to allow existing raised masonry patio having less side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 89-186 and granted by Decision of the Zoning Board of Appeals, dated April 27, 1989 and amended by Decision of the Zoning Board of Appeals, dated April 27, 1998.

N/s/o Elm St., E/o Cypress Dr., a/k/a 25 Elm Street, Woodbury, NY

SEC. 14

BLK. 21

LOT 7

ZONE R1-1A

FEBRUARY 15, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK