



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 **MARCH 9, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-82

MASSAPEQUA PARK

BRIAN LUNZ: (A) Variance to allow existing 15.6 ft. by 6.8 ft. rear shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear roof over exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Frances Ln., 88.04 ft. W/o Block Blvd., a/k/a 5 Frances Lane, Massapequa Park, NY
SEC. 53 BLK. 174 LOT 23 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-83

MASSAPEQUA

JOHN MILONE: (A) Variance to allow existing rear deck having less rear 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 carport conversion to habitable space and carport having less side yard setback than permitted by Ordinance. (D) Variance to allow existing shed, carport conversion to habitable space and carport exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow two (2) front doorways; also encroachment of eaves and gutters. (F) Amend Specific Plan as presented for Appeal No. 75-137 and granted by Decision of the Zoning Board of Appeals, dated April 24, 1975.

E/s/o Forest Ave., S/o Lincoln Pl., a/k/a 215 Forest Avenue, Massapequa, NY
SEC. 65 BLK. 46 LOT 79 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-84

MASSAPEQUA

JILL GENTILE: Variance to construct outdoor kitchen with gas barbeque and sink having less rear yard setback than permitted by Ordinance.

NE/ cor. of Cedar Dr. & Peconic Dr., a/k/a 170 Cedar Drive, Massapequa, NY
SEC. 66 BLK. 57 LOT 29 ZONE R1-10

HEARING NO. 4

APPEAL NO. 23-85

MASSAPEQUA

GAYLE PETAGNO: (A) Variance to allow existing garage and breezeway having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 65-165 and granted by Decision of the Zoning Board of Appeals, dated May 20, 1965.

S/s/o Harrison Pl., 100 ft. E/o Forest Ave., a/k/a 104 Harrison Place, Massapequa, NY
SEC. 65 BLK. 44 LOT 1641 ZONE R1-7

HEARING NO. 5**APPEAL NO. 23-86****MASSAPEQUA**

MARIA LUTZ: (A) Variance to construct and allow existing rear platforms with steps to grade and existing shed exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 16-3 and granted by Decision of the Zoning Board of Appeals, dated January 7, 2016.

W/s/o Clearwater Ave., 600 ft. S/o Seminole Ave., a/k/a 11 Clearwater Avenue, Massapequa, NY
SEC. 66 BLK. 68 LOT 52 ZONE R1-10

HEARING NO. 6**APPEAL NO. 23-87****FARMINGDALE**

JEFFREY NORMAN: Variance to allow existing 10.2 ft. by 12.2 ft. shed having less side yard setback and exceeding maximum height than permitted by Ordinance.

E/s/o Lois Ln., 63.70 ft. N/o Carmans Gate, a/k/a 1 Lois Lane, Farmingdale, NY
SEC. 48 BLK. 448 LOT 2 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-88****BETHPAGE**

BARRY ROBINSON: (A) Variance to allow existing front wood stoop with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and exceeding maximum height than permitted by Ordinance.

E/s/o Broadway, N/o Wilson Ln., a/k/a 84 Broadway, Bethpage, NY
SEC. 49 BLK. 22 LOT 74 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-89****BETHPAGE**

MOHAMED AZEEZ: Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

S/s/o Devon Rd., 322.67 ft. W/o Essex Rd., a/k/a 54 Devon Road, Bethpage, NY
SEC. 46 BLK. 420 LOT 12 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-90****BETHPAGE**

FAWZIA SAHAK: Variance to allow two (2) existing air conditioning units having less side yard setback than permitted by Ordinance.

E/s/o Broadway, S/o Arthur Ave., a/k/a 96 Broadway, Bethpage, NY
SEC. 49 BLK. 22 LOT 71 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-91****BETHPAGE**

JOSEPH ALBANESE: (A) Variance to construct attached garage having less average side/front yard setback (N. 4th Street) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (N. 4th Street) and within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Sycamore Ave. & N. 4th St., a/k/a 142 Sycamore Avenue, Bethpage, NY
SEC. 46 BLK. 85 LOT 13 ZONE R1-6

HEARING NO. 11

APPEAL NO. 23-92

HICKSVILLE

KULWANT DEOL: Variance to allow existing second kitchen in a one-family dwelling for use as a spice kitchen.

N/s/o Nevada St., 80 ft. W/o Oxford Pl., a/k/a 126 Nevada Street, Hicksville, NY

SEC. 11

BLK. 300

LOT 5

ZONE R1-7

HEARING NO. 12

APPEAL NO. 23-93

HICKSVILLE

MICHAEL DOLAN: (A) Variance to construct porch with steps to grade, one story addition and second floor addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct porch and second floor addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Terrell Ln., 300 ft. S/o Fordham Ave., a/k/a 14 Terrell Lane, Hicksville, NY

SEC. 45

BLK. 491

LOT 19

ZONE R1-7

HEARING NO. 13

APPEAL NO. 23-94

OLD BETHPAGE

DAVID SOLMONSOHN: Variance to construct one story addition and one story addition with platform and steps to grade having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

NE/ cor. of Park Dr. & Crescent Dr., a/k/a 34 Park Drive, Old Bethpage, NY

SEC. 47

BLK. 46

LOT 3

ZONE R1-7

HEARING NO. 14

APPEAL NO. 23-95

PLAINVIEW

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

N/s/o S. Oaks Blvd., 627.50 ft. E/o Woodbury Rd., a/k/a 26 S. Oaks Boulevard, Plainview, NY

SEC. 12

BLK. 592

LOT 26

ZONE R1-7

HEARING NO. 15

APPEAL NO. 23-96

PLAINVIEW

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

NE/ cor. of Richard Ct. & Richard Ct., a/k/a 2 Richard Court, Plainview, NY

SEC. 12

BLK. 449

LOT 30

ZONE R1-7

HEARING NO. 16

APPEAL NO. 23-97

WESTBURY

JULIE SMITH HYNES: (A) Variance to allow existing rear addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing rear addition and 8.2 ft. by 8.3 ft. shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

N/s/o Briarcliff Rd., 200 ft. E/o Bruce Ln., a/k/a 85 Briarcliff Road, Westbury, NY

SEC. 11

BLK. 386

LOT 6

ZONE R1-7

HEARING NO. 17

APPEAL NO. 23-98

WOODBURY

MICHAEL & JAMIE LUND: Variance to reconstruct new dwelling exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Ballsten Dr., 208.95 ft. E/o Colgate Ln., a/k/a 6 Ballsten Drive, Woodbury, NY

SEC. 15

BLK. 190

LOT 3

ZONE R1-10

HEARING NO. 18

APPEAL NO. 23-99

WOODBURY

LEENA MOHAN: (A) Variance to erect 6 ft. high fence exceeding maximum height across front yard, side/front yard and within 30 ft. from intersection than permitted by Ordinance. (B) Variance to install in-ground swimming pool, spa and pool equipment having less side/front yard setback and rear yard setback than permitted by Ordinance. (C) Variance to construct outdoor kitchen having less side yard setback, front yard setback and setback from property line than permitted by Ordinance.

SE/ cor. of East Dr. & Crossways Park Dr. W., a/k/a 43 East Drive, Woodbury, NY

SEC. 15

BLK. 175

LOT 93

ZONE R1-10

HEARING NO. 19

APPEAL NO. 23-100

JERICHO

FANG YING YANG: (A) Variance to allow existing 8 ft. high fence exceeding maximum height than permitted by Ordinance. (B) Variance to construct one story addition having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance. (D) Variance to construct driveway having less rear yard setback than permitted by Ordinance.

N/s/o Woodbridge Ln., 162.8 ft. E/o Parkside Dr., a/k/a 321 Woodbridge Lane, Jericho, NY

SEC. 12

BLK. 531

LOT 42

ZONE R1-10

HEARING NO. 20

APPEAL NO. 23-101

SYOSSET

17 ALBANY LANE, LLC: Variance to construct new dwelling having less front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Cold Spring Rd., 346.7 ft. W/o Southwoods Rd., a/k/a 352 Cold Spring Road, Syosset, NY

SEC. 25

BLK. G

LOT 268A

ZONE R1-20

HEARING NO. 21

APPEAL NO. 23-102

SYOSSET

17 ALBANY LANE, LLC: (A) Variance to construct new dwelling on existing flag lot having less width of lot at pole portion and front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing flag lot having less building envelope size than permitted by Ordinance. (C) Variance to install parking area having less front yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 21-271 and granted by Decision of the Zoning Board of Appeals, dated June 17, 2021.

N/s/o Salem Ct., 608.58 ft. S/o Cold Spring Rd., a/k/a 286 Salem Court, Syosset, NY

SEC. 25

BLK. G

LOT 286

ZONE R1-20

HEARING NO. 22**APPEAL NO. 23-103****SYOSSET**

407 JERICO LLC: Variance to install 8 ft. by 4 ft. illuminated freestanding sign located on southwest corner of lot having less front yard setback than permitted by Ordinance.

N/s/o Jericho Tpke., 138.48 ft. E/o Jackson Ave., a/k/a 407 Jericho Turnpike, Syosset, NY
SEC. 15 **BLK. 162** **LOT 54** **ZONE NB**

HEARING NO. 23**APPEAL NO. 23-104****GLEN HEAD**

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

NE/ cor. of Smith St. & Brookwood St., a/k/a 6 Smith Street, Glen Head, NY
SEC. 20 **BLK. 57** **LOT 204** **ZONE R1-7**

HEARING NO. 24**APPEAL NO. 23-105****OYSTER BAY**

MEGAN JAKOB: **(A)** Variance to construct second story addition having less side yard setback and exceeding maximum height setback ratio than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing detached garage having less side yard setback than permitted by Ordinance.

W/s/o Summers St., 750 ft. S/o Berry Hill Rd., a/k/a 74 Summers Street, Oyster Bay, NY
SEC. 27 **BLK. 59** **LOT 16** **ZONE R1-6/OB**

HEARING NO. HO 1**APPEAL NO. 22-482****MASSAPEQUA**

BRJ HOLDINGS IV INC.: **(A)** Variance to allow existing reconstructed dwelling exceeding maximum height than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 21-386 and granted by Decision of the Zoning Board of Appeals, dated September 9, 2021.

E/s/o Hollywood Ave., 260.90 ft. S/o Merrick Rd., a/k/a 16 Hollywood Avenue, Massapequa, NY
SEC. 66 **BLK. 13** **LOT 62** **ZONE R1-10**

HEARING NO. HO 2**APPEAL NO. 22-513****OYSTER BAY**

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

W/s/o Maxwell Ave., 10 ft. N/o Shore Ave., a/k/a 46 Maxwell Avenue, Oyster Bay, NY
SEC. 27 **BLK. 5** **LOT 141** **ZONE R1-6/OB**

FEBRUARY 27, 2023**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**