



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 *MARCH 10, 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. 65-221 - AMENDMENT

HICKSVILLE

STARLITE HOLDINGS, LLC: Amend Specific Plan as presented for Appeal No. 65-221 and granted by Decision of the Zoning Board of Appeals, dated May 20, 1965, to allow existing enclosed porch to remain.

S/s/o Trezza Ct., W/o Miller Rd., a/k/a 16 Trezza Court, Hicksville, NY

SEC. 12 BLK. A LOT 937 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 00-31 - AMENDMENT

MASSAPEQUA

MARIE & DANIEL DIORIO: (A) Amend Decision of Zoning Board of Appeals, dated January 20, 2000 in order to Amend the Declaration of Restrictive Covenants to indicate a change in occupancy 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.

S/s/o Clinton Pl., 210 ft. W/o Ocean Ave., a/k/a 55 Clinton Place, Massapequa, NY

SEC. 65 BLK. 205 LOT 27 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 58-1017 - AMENDMENT

MASSAPEQUA

CORNELIUS GORE: Amend Specific Plan as presented for Appeal No. 58-1017 and granted by Decision of the Zoning Board of Appeals, dated December 11, 1958, to allow existing finished basement with bathroom, rear concrete stoop, air conditioning unit, bow window and fencing to remain.

N/s/o New Hampshire Ave., E/o Central Ave., a/k/a 127 New Hampshire Avenue, Massapequa, NY

SEC. 52 BLK. 306 LOT 1844 ZONE R1-7

HEARING NO. RC 4

APPEAL NO. 21-100 - AMENDMENT

HICKSVILLE

GOLDY GHOTRA: Amend Specific Plan as presented for Appeal No. 21-100 and granted by Decision of the Zoning Board of Appeals, dated March 25, 2021, for the submittal of new plans.

W/s/o S. Oyster Bay Rd., 60 ft. S/o Walter Ave., a/k/a 750 S. Oyster Bay Road, Hicksville, NY

SEC. 46 BLK. 632 LOT 17 ZONE R1-7

HEARING NO. 1

APPEAL NO. 22-88

MASSAPEQUA PARK

LAWRENCE KAYE: (A) Variance to allow existing rear deck with screened roof over having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing rear deck with screened roof over, rear one story addition, shed abutting garage and rear shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing driveway on West side of property having less side yard setback than permitted by Ordinance.

E/s/o Westwood Rd. N., 160 ft. S/o Cedar Pl., a/k/a 75 Westwood Road N., Massapequa Park, NY
SEC. 48 BLK. 560 LOT 9 ZONE R1-7

HEARING NO. 2

APPEAL NO. 22-89

MASSAPEQUA

PATRICIA HOGAN: (A) Variance to allow existing rear enclosed porch exceeding maximum building coverage than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

E/s/o Riverside Dr., 180 ft. N/o Sycamore St, a/k/a 47 Riverside Drive, Massapequa, NY
SEC. 57 BLK. 172 LOT 46 ZONE R1-7

HEARING NO. 3

APPEAL NO. 22-90

MASSAPEQUA

CHARLES WEINRAUB: Variance to allow existing roofed-over front porch having less average front yard setback than permitted by Ordinance.

N/s/o Euclid Ave., 151.62 ft. E/o Hicksville Rd., a/k/a 75 Euclid Avenue, Massapequa, NY
SEC. 52 BLK. 175 LOT 369 ZONE R1-7

HEARING NO. 4

APPEAL NO. 22-91

MASSAPEQUA

JOSEPH JARONCZYK: (A) Variance to construct one story garage having less front yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing shed abutting deck having less side yard setback than permitted by Ordinance. (C) Variance to allow existing deck and shed abutting deck having less rear yard setback than permitted by Ordinance. (D) Variance to construct one story garage and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct one story garage and allow existing deck exceeding maximum gross floor area than permitted by Ordinance. (F) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o St. Marks Pl., 160 ft. W/o Seaford Ave., a/k/a 11 St. Marks Place, Massapequa, NY
SEC. 65 BLK. 8-1 LOT 217 ZONE R1-7

HEARING NO. 5

APPEAL NO. 22-92

MASSAPEQUA

EASTLAND ESTATES, INC.: Variance to construct new dwelling on sub-divided lot in commercial neighborhood business zone. **PARCEL A**

S/s/o New York Ave., 94.64 ft. E/o Ocean Ave., a/k/a 120 New York Avenue, Massapequa, NY
SEC. 52 BLK. 213 LOT 1860 ZONE R1-7

HEARING NO. 6**APPEAL NO. 22-93****MASSAPEQUA**

JAMES REID: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 68-122 and granted by Decision of the Zoning Board of Appeals, dated April 4, 1968 and amended by Decision of the Zoning Board of Appeals, dated July 24, 2003.

N/s/o N. Oak St., 182.57 ft. E/o Violet Dr., a/k/a 522 N. Oak Street, Massapequa, NY
SEC. 52 BLK. 380 LOT 16 ZONE R1-7

HEARING NO. 7**APPEAL NO. 22-94****MASSAPEQUA**

JOSEPH FALLARINO: (A) Variance to allow existing 6 ft. high stockade fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to construct front platform with steps to grade and raised and relocated dwelling having less average front yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct raised and relocated dwelling exceeding maximum height than permitted by Ordinance. (D) Variance to construct wood porch, wood deck, rear platform with steps to grade and front platform with steps to grade exceeding maximum building coverage and gross floor area than permitted by Ordinance. (E) Variance to allow existing pool equipment having less side yard setback and front yard setback than permitted by Ordinance.

W/s/o Leewater Ave., S/o Curlew Pl., a/k/a 77 Leewater Avenue, Massapequa, NY
SEC. 66 BLK. 79 LOT 155 ZONE R1-10

HEARING NO. 8**APPEAL NO. 22-95****BETHPAGE**

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

NE/ cor. of Spruce Ave. & Cypress Ave., a/k/a 24 Spruce Avenue, Bethpage, NY
SEC. 46 BLK. 324 LOT 33 ZONE R1-7

HEARING NO. 9**APPEAL NO. 22-96****HICKSVILLE**

SUN LUXURY HOMES & DEVELOPERS, INC.: Variance to reconstruct new dwelling having less average front yard setback, side yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Myers Ave., N/o 14th St., a/k/a 140 Myers Avenue, Hicksville, NY
SEC. 11 BLK. 399 LOT 44 ZONE R1-10

HEARING NO. 10**APPEAL NO. 22-97****HICKSVILLE**

RAFI MASHRIGI: Variance to allow existing rear addition having less rear yard setback and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o 8th St., 100 ft. E/o 5th Ave., a/k/a 89 8th Street, Hicksville, NY
SEC. 46 BLK. 274 LOT 727 ZONE R1-7

HEARING NO. 11

APPEAL NO. 22-98

HICKSVILLE

JEFF LIANG: Variance to allow existing 10 ft. by 9.95 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Straw Ln., 242.25 ft. E/o Hemp Ln., a/k/a 12 Straw Lane, Hicksville, NY

SEC. 45

BLK. 322

LOT 4

ZONE R1-7

HEARING NO. 12

APPEAL NO. 22-99

PLAINVIEW

LEWIS FINN: **(A)** Variance to construct second story addition having less average side/front yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct two (2) porticos and allow existing pergola exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to construct second story addition, allow existing pergola and side platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. **(D)** Variance to allow existing gas fireplace having less rear yard setback than permitted by Ordinance. **(E)** Variance to allow existing pergola and barbeque having less side yard setback than permitted by Ordinance. **(F)** Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance. **(G)** Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. **(H)** Variance to allow existing chimney having less rear yard setback than permitted by Ordinance. **(I)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Washington Avenue) than permitted by Ordinance.

SW /cor. of Pound Ridge Rd. & Washington Ave., a/k/a 1 Pound Ridge Road, Plainview, NY

SEC. 13

BLK. 104

LOT 9

ZONE R1-10

HEARING NO. 13

APPEAL NO. 22-100

WOODBURY

KIMBERLY VITERI: Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

W/s/o Hillcrest Ln., N/o Uphill Ln., a/k/a 5 Hillcrest Lane, Woodbury, NY

SEC. 14

BLK. E

LOT 159

ZONE R1-2A

HEARING NO. 14

APPEAL NO. 22-101

JERICO

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

S/s/o Magnolia Ln., 574.82 ft. E/o Middle Ln., a/k/a 45 Magnolia Lane, Jericho, NY

SEC. 12

BLK. 546

LOT 6

ZONE R1-10

HEARING NO. 15

APPEAL NO. 22-102

JERICO

VARUN REALTY LLC: **(A)** Variance to install loading spaces without landscape buffer than permitted by Ordinance. **(B)** Variance to construct retail store having less rear yard setback and without landscape buffer than permitted by Ordinance. **(C)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 7 when 10 parking spaces are required.

N/s/o Jericho Tpke., 530 ft. W/o Old Jericho Tpke., a/k/a 430 Jericho Tpke., Jericho, NY

SEC. 12

BLK. 37

LOT 143

ZONE NB

HEARING NO. 16

APPEAL NO. 22-103

SYOSSET

KIRAN PARVATHALA: (A) Variance to allow existing air conditioning units exceeding maximum encroachment into side yard than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Princeton Dr., 65.26 ft. E/o Princeton Dr., a/k/a 28 Princeton Drive, Syosset, NY
SEC. 12 BLK. 631 LOT 33 ZONE R1-7

HEARING NO. 17

APPEAL NO. 22-104

GLENWOOD LANDING

DENNIS PALMETO: (A) Variance to allow existing detached garage extension having less rear yard setback, exceeding maximum rear yard coverage and building coverage of the principal building than permitted by Ordinance. (B) Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

SW / cor. of Vine St. & Walnut St., a/k/a 4 Vine Street, Glenwood Landing, NY
SEC. 20 BLK. 43 LOT 210 ZONE R1-7

HEARING NO. 18

APPEAL NO. 22-105

OYSTER BAY

CHRIS MCKENNA: (A) Variance to construct garage/cabana exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct parking in front yard.

E/s/o Seawanhaka Pl., 351 ft. N/o Melbourne St., a/k/a 8 Seawanhaka Place, Oyster Bay, NY
SEC. 27 BLK. 45 LOT 29 ZONE R1-10/OB

HEARING NO. HO 1

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. HO 2

APPEAL NO. 22-51

HICKSVILLE

SUKHRAJ SINGH: (A) Variance to reconstruct new dwelling having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Acre Ln., 509 ft. N/o Arrow Ln., a/k/a 183 Acre Lane, Hicksville, NY
SEC. 45 BLK. 354 LOT 40 ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 21-380

GLENWOOD LANDING

SHORE ROAD CONSTRUCTION, INC.: Variance to allow outdoor storage of commercial vehicles, stockpiled building materials, storage containers, construction equipment and manufacturing of mulch.

E/s/o Shore Rd., 1,471 ft. N/o Glenwood Rd., a/k/a 450 Shore Road, Glenwood Landing, NY
SEC. 21 BLK. M LOT 37 ZONE WF-B

FEBRUARY 28, 2022
BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK