



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

ARLENE VAN LOAN, *Chairwoman* - LOIS SCHMITT - LEWIS J. YEVOLI - RITA BYRNE
KATHLEEN MULLIGAN - JOHN J. FANNING - REBECCA M. ALESIA

PUBLIC HEARING CALENDAR

NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS
Pursuant to the provisions of *Chapter 246, Article III, Section 246-18-E* 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 12, 2020*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 11-10 - AMENDMENT

BETHPAGE

SCOTT SCHWARTZ: (A) Amend Decision of Zoning Board of Appeals, dated January 13, 2011 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership and 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.

N/s/o Laurel Pl., 525.44 ft. W/o Willow St., a/k/a 32 Laurel Place, Bethpage, NY
SEC. 46 BLK. 245 LOT 530 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 13-31- AMENDMENT

NORTH MASSAPEQUA

ALICE COMPLE: Amend Specific Plan as presented for Appeal No. 13-31 and granted by Decision of the Zoning Board of Appeals, dated January 24, 2013, to allow existing finished basement to remain.

N/s/o N. Queens Ave., 100 ft. W/o Leslie Ln., a/k/a 75 N. Queens Avenue, North Massapequa, NY
SEC. 48 BLK. 528 LOT 4 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 4507- AMENDMENT

MASSAPEQUA

JEFFREY AULICINO: Amend Specific Plan as presented for Appeal No. 4507 and granted by Decision of the Zoning Board of Appeals, dated June 16, 1955, to allow existing breezeway conversion to habitable space to remain.

SW/ cor. of Winding Rd. & N. Queens Ave., a/k/a 2 Winding Road, Massapequa, NY
SEC. 52 BLK. 468 LOT 10 ZONE R1-7

HEARING NO. 1

APPEAL NO. 20-86

MASSAPEQUA PARK

MARTHA PATELLA: (A) Variance to allow existing rear wood deck having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow rear wood deck and rear box bay window exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Lourae Dr., 806.51 ft. W/o Carmens Rd., a/k/a 24 Lourae Drive, Massapequa Park, NY
SEC. 48 BLK. 571 LOT 12 ZONE R1-7

HEARING NO. 2

APPEAL NO. 20-87

MASSAPEQUA PARK

CHRISTOPHER WARD: (A) Variance to allow existing front steps and landing having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing shed abutting dwelling and wood stoop having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Richard Pl., 70 ft. E/o Jackson Ave., a/k/a 54 Richard Place, Massapequa Park, NY
SEC. 53 BLK. 179 LOT 60 ZONE R1-7

HEARING NO. 3

APPEAL NO. 20-88

MASSAPEQUA

JENNIFER LUCCHETTI: (A) Variance to install in-ground swimming pool having less front yard setback (St. Marks Place) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (St. Marks Place) than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

SW/ cor. of Ocean Ave. & St. Marks Pl., a/k/a 114 Ocean Avenue, Massapequa, NY
SEC. 65 BLK. 199 LOT 13 ZONE R1-10

HEARING NO. 4

APPEAL NO. 20-89

MASSAPEQUA

ADON & KATHLEEN AUSTIN: (A) Variance to allow existing roof over patio having less side yard setback and 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 roof over patio and pergola exceeding maximum building coverage than permitted by Ordinance.

W/s/o Stillwater Ave., 120 ft. N/o Osprey Pl., a/k/a 59 Stillwater Avenue, Massapequa, NY
SEC. 66 BLK. 85 LOT 95 ZONE R1-10

HEARING NO. 5

APPEAL NO. 20-90

MASSAPEQUA

ANTHONY GULUZZI: (A) Variance to allow existing raised wood deck 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. 65-297 and granted by Decision of the Zoning Board of Appeals, dated June 17, 1965.

W/s/o Forest Ave., 1419.90 ft. S/o Jefferson Pl., a/k/a 50 Forest Avenue, Massapequa, NY
SEC. 65 BLK. 1601 LOT 269 ZONE R1-7

HEARING NO. 6

APPEAL NO. 20-91

MASSAPEQUA

FRANK BIONDI: Variance to erect a 6 ft. high fence exceeding maximum height across side/front yard and within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of Roxbury Ln. & School St., a/k/a 1 Roxbury Lane, Massapequa, NY
SEC. 57 BLK. 207 LOT 20 ZONE R1-7

HEARING NO. 7**APPEAL NO. 20-92****MASSAPEQUA**

ERDEN SAIM: (A) Variance to allow existing two story addition having less side yard setback, aggregate side yards and roof pitch than permitted by Ordinance. (B) Variance to allow existing oil tank having less side yard setback than permitted by Ordinance. (C) Variance to allow existing crawl space access having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Lincoln Pl., 210 ft. W/o Forest Ave., a/k/a 48 Lincoln Place, Massapequa, NY
SEC. 65 BLK. 34 LOT 1096 ZONE R1-7

HEARING NO. 8**APPEAL NO. 20-93****MASSAPEQUA**

RICHARD SMITH: Variance to construct vestibule having less average front yard setback than permitted by Ordinance.

W/s/o Seaford Ave., 186.80 ft. S/o Clark Ave., a/k/a 569 Seaford Avenue, Massapequa, NY
SEC. 52 BLK. 113 LOT 655 ZONE R1-7

HEARING NO. 9**APPEAL NO. 20-94****MASSAPEQUA**

LOREN DEMPSEY: (A) Variance to construct covered porch and front steps having less average front yard setback than permitted by Ordinance. (B) Variance to construct roof over deck having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct covered porch, vestibule and deck extension with pergola above exceeding maximum building coverage than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 18-257 and granted by Decision of the Zoning Board of Appeals, dated June 21, 2018.

S/s/o Bay Link, 117.39 ft. W/o Bay Dr., a/k/a 2 Bay Link, Massapequa, NY
SEC. 65 BLK. 215 LOT 10 ZONE R1-10

HEARING NO. 10**APPEAL NO. 20-95****MASSAPEQUA**

CAROLE WALTON: (A) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 10.8 ft. by 8.28 ft. shed exceeding maximum height than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 96-247 and granted by Decision of the Zoning Board of Appeals, dated July 25, 1996.

N/s/o Briarwood Rd., 340.80 ft. E/o Hicksville Rd., a/k/a 435 Briarwood Road, Massapequa, NY
SEC. 52 BLK. 384 LOT 5 ZONE R1-7

HEARING NO. 11**APPEAL NO. 20-96****FARMINGDALE**

MICHELE PERCIBALLI: (A) Variance to allow existing dwelling to be maintained on sub-divided lot having less lot area, width of lot, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing dwelling on sub-divided lot with raised rear decks with steps to grade having less rear yard setback than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 2 spaces are required. (D) Variance to allow existing bay window and relocated steps and landing to second story deck having less side yard setback than permitted by Ordinance. **PARCEL 1**

NE/ cor. of Staples St. & Maple Ave., a/k/a 463 Staples Street, Farmingdale, NY
SEC. 49 BLK. 147 LOT 1 ZONE R1-7

HEARING NO. 12

APPEAL NO. 20-97

FARMINGDALE

MICHELE PERCIBALLI: Variance to construct new dwelling on sub-divided lot having less lot area and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **PARCEL 2**

N/E/ cor. of Staples St. & Maple Ave., a/k/a 463 Staples Street, Farmingdale, NY
SEC. 49 **BLK. 147** **LOT 1** **ZONE R1-7**

HEARING NO. 13

APPEAL NO. 20-98

BETHPAGE

PHILIP GERACE: **(A)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

N/s/o Armon Dr., 623.45 ft. N/o Armon Dr., a/k/a 33 Armon Drive, Bethpage, NY
SEC. 46 **BLK. 576** **LOT 41** **ZONE R1-7**

HEARING NO. 14

APPEAL NO. 20-99

HICKSVILLE

AHMAD & MARIAM NAWABI: **(A)** Variance to construct new dwelling on sub-divided lot having less width of lot and lot size than permitted by Ordinance. **(B)** Variance to construct driveway having less side yard setback than permitted by Ordinance. **PARCEL 1**

S/s/o Prospect St., 195.75 ft. S/o Bethpage Rd., a/k/a 23 Prospect Street, Hicksville, NY
SEC. 12 **BLK. 186** **LOT 66** **ZONE R1-7**

HEARING NO. 15

APPEAL NO. 20-100

HICKSVILLE

AHMAD & MARIAM NAWABI: **(A)** Variance to construct new dwelling on sub-divided lot having less width of lot and lot size than permitted by Ordinance. **(B)** Variance to construct driveway having less side yard setback than permitted by Ordinance. **PARCEL 2**

S/s/o Prospect St., 145.75 ft. S/o Bethpage Rd., a/k/a 23 Prospect Street, Hicksville, NY
SEC. 12 **BLK. 186** **LOT 66** **ZONE R1-7**

HEARING NO. 16

APPEAL NO. 20-101

HICKSVILLE

PAMELA GOKULADAS: **(A)** Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to park three (3) vehicles in tandem. **(C)** Variance to allow existing sheds having less side yard setback than permitted by Ordinance.

W/s/o Garden Blvd., 153.73 ft. S/o Balsam Ln., a/k/a 34 Garden Boulevard, Hicksville, NY
SEC. 46 **BLK. 413** **LOT 19** **ZONE R1-7**

HEARING NO. 17

APPEAL NO. 20-102

HICKSVILLE

KENNY SINGH: Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 25 spaces are required.

E/s/o Broadway, 120.10 ft. N/o E. Marie St., a/k/a 79 Broadway, Hicksville, NY
SEC. 12 **BLK. 203** **LOT 4** **ZONE CB**

HEARING NO. 18

APPEAL NO. 20-103

HICKSVILLE

472 BROADWAY CORP.: Variance to allow existing 7.50 ft. by 9.33 ft. double sided illuminated ground sign having less front yard setback, side yard setback and exceeding maximum sign area than permitted by Ordinance.

W/s/o Broadway, 133.53 ft. S/o Rave St., a/k/a 466-472 Broadway, Hicksville, NY
SEC. 46 BLK. 31 LOT 65 ZONE GB

HEARING NO. 19

APPEAL NO. 20-104

HICKSVILLE

SURINDER KAUR: (A) Variance to construct roof over cellar entrance and allow existing cellar entrance having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct roof over cellar entrance and allow existing portico exceeding maximum building coverage than permitted by Ordinance.

W/s/o West Ave., 200 ft. N/o Malone St., a/k/a 94 West Avenue, Hicksville, NY
SEC. 45 BLK. 51 LOT 13 ZONE R1-7

HEARING NO. 20

APPEAL NO. 20-105

PLAINVIEW

DR. MANISH KUMAR: (A) Special Use Permit to install a home business (Doctor's Office) in a one-family dwelling. (B) Variance to propose a home business exceeding maximum gross floor area of the dwelling than permitted by Ordinance. (C) Variance to erect a home business sign exceeding maximum area than permitted by Ordinance. (D) Variance to construct second story addition having less average side/front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

SE/ cor. of S. Oyster Bay Rd. & Audrey Ave., a/k/a 491 S. Oyster Bay Road, Plainview, NY
SEC. 12 BLK. 21 LOT 69 ZONE R1-7

HEARING NO. 21

APPEAL NO. 20-106

SYOSSET

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

SW/ cor. of Mitchell Ln. & Belmont Cir., a/k/a 4 Mitchell Lane, Syosset, NY
SEC. 15 BLK. 116 LOT 1 ZONE R1-7

HEARING NO. 22

APPEAL NO. 20-107

SYOSSET

KRYSTYA KREKEL: Variance to construct new dwelling on sub-divided lot having less width of lot at front property line, width of lot from front yard setback to rear yard and average side/front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **PARCEL A**

NW/ cor. of Roosevelt Ave. & Richmond St., a/k/a 62 Roosevelt Avenue, Syosset, NY
SEC. 15 BLK. 8 LOT 88 ZONE R1-6

HEARING NO. 23

APPEAL NO. 20-108

SYOSSET

KRYSTYA KREKEL: Variance to construct new dwelling on sub-divided lot having less width of lot at front property line and width of lot from front yard setback to rear yard than permitted by Ordinance. **PARCEL B**

N/s/o Roosevelt Ave., 50.9 ft. W/o Richmond St., a/k/a 62 Roosevelt Avenue, Syosset, NY
SEC. 15 BLK. 8 LOT 88 ZONE R1-6

HEARING NO. 24

APPEAL NO. 20-109

GLEN HEAD

DENNIS NOVICK: Variance to allow existing 5.2 ft. by 10.9 ft. one story rear addition having less aggregate side yards than permitted by Ordinance.

E/s/o Orchard St., 339.87 ft. S/o Townsend St., a/k/a 32 Orchard Street, Glen Head, NY
SEC. 20 BLK. 59 LOT 29 ZONE R1-7

HEARING NO. 25

APPEAL NO. 20-110

GLEN HEAD

ROBERT MOSKOW: Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 23 spaces are required.

E/s/o Railroad Ave., 89 ft. S/o Glen Head Rd., a/k/a 6 Railroad Avenue, Glen Head, NY
SEC. 20 BLK. 13 LOT 314 ZONE GB

MARCH 2, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK