



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 23, 2023*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-106

MASSAPEQUA

JAMES TEATOM: (A) Variance to allow existing two story rear deck with steps to grade having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing 8.4 ft. by 9.9 ft. shed having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 03-23 and granted by Decision of the Zoning Board of Appeals, dated January 23, 2003.

W/s/o W. Bayview Ave., 258,98 ft. S/o Cabot Rd. W., a/k/a 302 W. Bayview Avenue, Massapequa, NY
SEC. 65 BLK. 102 LOT 223 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-107

MASSAPEQUA

CARLOS A. HERNANDEZ ESCALANTE: (A) Variance to allow existing rear enclosed porch having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. (C) Variance to allow existing two (2) front doors in a one-family dwelling. (D) Amend Specific Plan as presented for Appeal No. 66-617 and granted by Decision of the Zoning Board of Appeals, dated October 7, 1966.

SW/ cor. of Lincoln Pl. & Seaford Ave., a/k/a 26 Lincoln Place, Massapequa, NY
SEC. 65 BLK. 10 LOT 316 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-108

MASSAPEQUA

LOUIS DORIA: (A) Variance to allow existing 7.75 ft. by 10.5 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 92-315 and granted by Decision of the Zoning Board of Appeals, dated September 9, 1992.

S/s/o Hamilton Ave., 120 ft. W/o Lee Pl., a/k/a 218 Hamilton Avenue, Massapequa, NY
SEC. 48 BLK. 90 LOT 30 ZONE R1-7

HEARING NO. 4**APPEAL NO. 23-109****MASSAPEQUA**

THOMAS LABRUZZI: (A) Variance to allow existing 7.95 ft. 10.25 ft. shed having less side/front yard setback (Seaford Avenue) than permitted by Ordinance. (B) Variance to allow existing pool waterfall having less side/front yard setback (Seaford Avenue) than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 21-166 and granted by Decision of the Zoning Board of Appeals, dated April 22, 2021.

SE/ cor. of Chestnut St. & Seaford Ave., a/k/a 14 Chestnut Street, Massapequa, NY

SEC. 57**BLK. 178****LOT 1****ZONE R1-7**

HEARING NO. 5**APPEAL NO. 23-110****MASSAPEQUA**

MICHAEL BUSBY: (A) Variance to construct side platform with steps to grade having less side yard setback than permitted by Ordinance. (B) Variance to construct first floor additions and side platform with steps grade having less aggregate side yards than permitted by Ordinance. (C) Variance to construct first floor additions, covered rear patio and allow existing front roof over exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct first floor additions, covered rear patio and side platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (F) Variance to allow existing swimming pool water feature having less rear yard setback than permitted by Ordinance. (G) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Harrison Ave., 100 ft. S/o Berkeley Pl., a/k/a 375 Harrison Avenue, Massapequa, NY

SEC. 65**BLK. 21****LOT 76****ZONE R1-7**

HEARING NO. 6**APPEAL NO. 23-111****NORTH MASSAPEQUA**

CHRISTINA SZALYGA: (A) Variance to allow existing in-ground swimming pool having less side yard setback than permitted by Ordinance. (B) Variance to allow existing barbeque island having less side yard setback than permitted by Ordinance.

W/s/o N. Bay Ave., 60 ft. N/o N. Hickory St., a/k/a 899 N. Bay Avenue, North Massapequa, NY

SEC. 52**BLK. 103****LOT 41****ZONE R1-7**

HEARING NO. 7**APPEAL NO. 23-112****FARMINGDALE**

ROXANA SABUJO: (A) Variance to allow existing 1.3 ft. by 4.7 ft. front addition and front masonry porch having less average front yard setback (Orchard Street) than permitted by Ordinance. (B) Variance to allow existing 10 ft. by 10.1 ft. shed having less side yard setback and exceeding maximum height than permitted by Ordinance. (C) Variance to allow existing front one story addition, rear deck and 10 ft. by 10.1 ft. shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (E) Variance to allow existing 5 ft. high chain link fence and 6 ft. high PVC fence exceeding maximum height across side/front yard (Orchard Street) than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 92-282 and granted by Decision of the Zoning Board of Appeals, dated August 27, 1992.

SW/ cor. of Midwood Ave. & Orchard St., a/k/a 87 Midwood Avenue, Farmingdale, NY

SEC. 48**BLK. 286****LOT 79****ZONE R1-7**

HEARING NO. 8**APPEAL NO. 23-113****FARMINGDALE**

KIMBERLY BARRA: (A) Variance to construct 21.37 ft. by 26 ft. detached garage exceeding maximum building coverage and height than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-68 and granted by Decision of the Zoning Board of Appeals, dated March 24, 2022.

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. 9**APPEAL NO. 23-114****BETHPAGE**

DAVID CARDONE: Variance to allow existing detached garage having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

SE/ cor. Maple Ave. & N. 5th St., a/k/a 149 Maple Avenue, Bethpage, NY

SEC. 46**BLK. 51****LOT 58****ZONE R1-6**

HEARING NO. 10**APPEAL NO. 23-115****BETHPAGE**

JOSEPH WALTER: (A) Variance to construct rear one story addition having less side yard setback than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 22-299 and granted by Decision of the Zoning Board of Appeals, dated September 8, 2022 and for Appeal No. 14-296 and granted by Decision of the Zoning Board of Appeals, dated October 16, 2014.

S/s/o Jeanne Ln., 347.34 ft. E/o Virginia Ln., a/k/a 40 Jeanne Lane, Bethpage, NY

SEC. 49**BLK. 188****LOT 7****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 23-116****BETHPAGE**

CATHOLIC HEALTH SERVICES OF LI: (A) Variance to erect 8 ft. by 10.9 ft. illuminated freestanding sign (sign 001) located on South side of lot exceeding maximum number of freestanding signs, maximum square footage and having less front yard setback than permitted by Ordinance. (B) Variance to erect 3.9 ft. by 12.7 ft. illuminated wall sign (sign 019) located on West side of building exceeding maximum number of wall signs, square footage and illuminated within the "R1" residential zoning district than permitted by Ordinance. (C) Variance to erect 6 ft. by 2.9 ft. non-illuminated freestanding sign (sign 112) located on southeast side of lot exceeding maximum number of freestanding signs than permitted by Ordinance. (D) Variance to erect 10 ft. by 4.4 ft. illuminated freestanding sign (sign 121) located on southeast corner of lot exceeding maximum number of freestanding signs and square footage than permitted by Ordinance. (E) Variance to erect 10 ft. x 4.4 ft. illuminated freestanding sign (sign 004) located on southwest corner of lot exceeding maximum number of freestanding signs, maximum square footage and having less front yard setback than permitted by Ordinance. (F) Variance to erect 8 ft. by 3.9 ft. illuminated freestanding sign (sign 003) located on southwest side of lot exceeding maximum number of freestanding signs than permitted by Ordinance. (G) Variance to erect 8 ft. by 3.9 ft. non-illuminated freestanding sign (sign 039) located on North side of lot exceeding maximum number of freestanding signs, square footage and height than permitted by Ordinance. (H) Variance to erect 6 ft. by 2.9 ft. illuminated freestanding sign (sign 072) located on northeastern side of lot exceeding maximum number of freestanding signs and illuminated within the "R1" residential zoning district than permitted by Ordinance. (I) Variance to erect 5.8 ft. by 2.9 ft. non-illuminated freestanding sign (sign 018) located on West side of lot exceeding maximum number of freestanding signs than permitted by Ordinance.

N/s/o Hempstead Tpke., 960.78 ft. E/o Stewart Ave., a/k/a 4295 Hempstead Turnpike, Bethpage, NY

SEC. 49**BLK. C****LOT 70****ZONE GB & R1-7**

HEARING NO. 12

APPEAL NO. 23-117

HICKSVILLE

JOHN BOGDANOS: (A) Variance to allow existing front two story addition and front portico with platform having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 8.3 ft. by 7.9 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o W. Nicholai St., 653.58 ft. E/o Morgan St., a/k/a 191 W. Nicholai Street, Hicksville, NY
SEC. 11 BLK. J LOT 38 ZONE R1-6

HEARING NO. 13

APPEAL NO. 23-118

HICKSVILLE

43 WEST AVENUE LLC: Variance to allow existing detached garage exceeding maximum height than permitted by Ordinance.

W/s/o West Ave., N/o Genesee St., a/k/a 43 West Avenue, Hicksville, NY
SEC. 45 BLK. 44 LOT 72 ZONE R1-7

HEARING NO. 14

APPEAL NO. 23-119

HICKSVILLE

KARANJIT PAUL: Variance to allow existing enclosed porch having less side yard setback, aggregate side yards and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Division Ave., 452 ft. N/o Thimble Ln., a/k/a 450 Division Avenue, Hicksville, NY
SEC. 45 BLK. 291 LOT 30 ZONE R1-7

HEARING NO. 15

APPEAL NO. 23-120

HICKSVILLE

DESIGNATRONICS, INC.: Variance to allow existing open air shelter having less rear yard setback than permitted by Ordinance.

N/s/o Duffy Ave., 2908.04 ft. W/o Newbridge Rd., a/k/a 250 Duffy Avenue, Hicksville, NY
SEC. 11 BLK. G LOT 174 ZONE LI

HEARING NO. 16

APPEAL NO. 23-121

HICKSVILLE

KENNETH PESKOWITZ: Variance to construct vestibule and landing with steps to grade having less average front yard setback and exceeding maximum building coverage than permitted by Ordinance.

S/s/o Larch St., 40 ft. W/o Cliff Dr., a/k/a 38 Larch Street, Hicksville, NY
SEC. 12 BLK. 257 LOT 73 ZONE R1-7

HEARING NO. 17

APPEAL NO. 23-122

PLAINVIEW

SUNDEEP BHALLA: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Lincoln Rd. W., 719.03 ft. S/o Lincoln Rd. N., a/k/a 61 Lincoln Rd. W., Plainview, NY
SEC. 46 BLK. 516 LOT 15 ZONE R1-7

HEARING NO. 18**APPEAL NO. 23-123****PLAINVIEW**

LINDSAY QUINTO: Variance to construct cantilevered second floor addition, deck platform with steps to grade with patio under and allow existing deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Beaumont Dr., 2536.7 ft. E/o Pal St., a/k/a 79 Beaumont Drive, Plainview, NY
SEC. 13 **BLK. 83** **LOT 72** **ZONE R1-7**

HEARING NO. 19**APPEAL NO. 23-124****PLAINVIEW**

SHNEUR NATHAN: **(A)** Variance to construct rear addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct rear addition, front roof over and allow existing rear deck with steps to grade exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to construct rear addition, second floor addition and allow existing rear deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Northern Pkwy., W/o Wood Ln., a/k/a 116 Northern Parkway, Plainview, NY
SEC. 12 **BLK. 539** **LOT 35** **ZONE R1-7**

HEARING NO. 20**APPEAL NO. 23-125****SYOSSET**

HENG YONG MO: Variance to allow existing 7.9 ft. by 12.2 ft. shed having less side yard setback than permitted by Ordinance.

E/s/o Alexander Dr., 981.65 ft. S/o Florence Dr., a/k/a 6 Alexander Drive, Syosset, NY
SEC. 15 **BLK. 121** **LOT 37** **ZONE R1-7**

HEARING NO. 21**APPEAL NO. 23-126****SYOSSET**

PUNEET PARASHER: **(A)** Variance to construct second floor addition having less side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

S/s/o Circle Dr., 281.44 ft. W/o Lincrest St., a/k/a 24 Circle Drive, Syosset, NY
SEC. 12 **BLK. 367** **LOT 34** **ZONE R1-7**

HEARING NO. 22**APPEAL NO. 23-127****SYOSSET**

MONIR HOSSAIN: Variance to erect 6 ft. high fence exceeding maximum height across front yard (Sunbeam Road), side/front yard (Woodbury Road) and within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of Sunbeam Rd. & Market Dr., a/k/a 1 Sunbeam Road, Syosset, NY
SEC. 12 **BLK. 431** **LOT 17** **ZONE R1-7**

HEARING NO. 23**APPEAL NO. 23-128****OYSTER BAY**

JONATHAN & STEPHANIE BRIENZA: (A) Variance to construct platform with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to construct front two story addition, second story addition, rear two story addition and front platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to construct two story additions and second floor addition exceeding maximum height than permitted by Ordinance. (D) Variance to allow existing 10 ft. by 12 ft. shed exceeding maximum height than permitted by Ordinance. (E) Variance to construct two story additions and second story addition exceeding maximum height setback ratio for front yard than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 05-303 and granted by Decision of the Zoning Board of Appeals, dated June 2, 2005.

N/s/o Wood Ct., 65.96 ft. W/o Wood Dr., a/k/a 6 Wood Court, Oyster Bay, NY

SEC. 27**BLK. 65****LOT 5****ZONE R1-6/OB**

HEARING NO. HO 1**APPEAL NO. 23-53****GLEN HEAD**

EILEEN COTTER: Variance to allow existing enclosed porch having less aggregate side yards and exceeding maximum building coverage than permitted by Ordinance.

E/s/o Roosevelt St., 200 ft. N/o Todd Dr., a/k/a 34 Roosevelt Street, Glen Head, NY

SEC. 21**BLK. 226****LOT 10****ZONE R1-7**

HEARING NO. HO 2**APPEAL NO. 22-440****MASSAPEQUA**

DEBRA BURKE: (A) Variance to allow existing front porch exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance. (C) Variance to allow existing pool filter and pool heater having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

N/s/o Polo Rd., 211.43 ft. E/o Surrey Rd., a/k/a 11 Polo Road, Massapequa, NY

SEC. 57**BLK. 216****LOT 9****ZONE R1-7**

HEARING NO. HO 3**APPEAL NO. 23-34****MASSAPEQUA**

EILEEN AIVALIOTIS: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required. (B) Variance to allow existing 9.9 ft. by 8.2 ft. shed having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 60-89 and granted by Decision of the Zoning Board of Appeals, dated April 21, 1960.

N/s/o Harrison Pl., 200 ft. W/o Forest Ave., a/k/a 51 Harrison Place, Massapequa, NY

SEC. 65**BLK. 31****LOT 928****ZONE R1-7**

MARCH 13, 2023**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**