

HEARING NO. 4**APPEAL NO. 24-29****MASSAPEQUA**

ALYSON ROHAN: (A) Variance to construct 34.1 ft. by 47.2 ft. new dwelling on existing foundation having less aggregate side yards and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct 34.1 ft. by 47.2 ft. new dwelling on existing foundation and rear deck exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Harmony Dr., 695.47 ft. W/o Glengariff Rd., a/k/a 255 Harmony Drive, Massapequa, NY
SEC. 53 BLK. 202 LOT 11 ZONE R1-7

HEARING NO. 5**APPEAL NO. 24-30****MASSAPEQUA**

SANDIP BAROT: (A) Variance to construct new dwelling on subdivided lot having less width of lot at street and width from front property line to required rear yard than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.
PARCEL A

E/s/o Clocks Blvd., 1003.03 ft. S/o Delta Rd., a/k/a 300 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 118 ZONE R1-10

HEARING NO. 6**APPEAL NO. 24-31****MASSAPEQUA**

SANDIP BAROT: (A) Variance to construct new dwelling on subdivided lot having less width of lot at street and width from front property line to required rear yard than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.
PARCEL B

E/s/o Clocks Blvd., 1003.03 ft. S/o Delta Rd., a/k/a 300 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 118 ZONE R1-10

HEARING NO. 7**APPEAL NO. 24-37****MASSAPEQUA**

JOHN GIARDINO: Variance to allow existing outdoor shower having less aggregate side yards than permitted by Ordinance.

S/s/o Riviera Dr. S., 1248.76 ft. W/o Riviera Dr. E., a/k/a 100 Riviera Drive S., Massapequa, NY
SEC. 65 BLK. 228 LOT 52 ZONE R1-10

HEARING NO. 8**APPEAL NO. 24-38****MASSAPEQUA**

WILLIAM MASSARI: (A) Variance to allow existing rear deck having less rear yard setback 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 Westgate Rd., 421.13 ft. N/o Eastgate Rd., a/k/a 21 Westgate Road, Massapequa, NY
SEC. 48 BLK. 558 LOT 15 ZONE R1-6

HEARING NO. 9

APPEAL NO. 24-43

MASSAPEQUA

MATTHEW GALATI: (A) Variance to construct first floor raised patio exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 23-361 and granted by Decision of the Zoning Board of Appeals, dated July 20, 2023.

W/s/o S. Bayview Ave., 247.32 ft. S/o Cabot Rd. W., a/k/a 304 S. Bayview Avenue, Massapequa, NY
SEC. 65 BLK. 102 LOT 222 ZONE R1-7

HEARING NO. 10

APPEAL NO. 24-42

NORTH MASSAPEQUA

NUNZIO TRAZZERA: (A) Variance to construct sports court having less side/front yard setback (N. Bay Avenue) than permitted by Ordinance. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (N. Bay Avenue) than permitted by Ordinance.

NW/ cor. of N. Linden St. & N. Bay Ave., a/k/a 227 N. Linden Street, North Massapequa, NY
SEC. 52 BLK. 85 LOT 49 ZONE R1-7

HEARING NO. 11

APPEAL NO. 24-46

NORTH MASSAPEQUA

JACQUELINE BEVILACQUA: Variance to construct front roof over exceeding maximum building coverage than permitted by Ordinance.

N/s/o N. Atlanta Ave., W/o N. Broadway, a/k/a 215 N. Atlanta Avenue, North Massapequa, NY
SEC. 52 BLK. 50 LOT 1627 ZONE R1-7

HEARING NO. 12

APPEAL NO. 24-47

NORTH MASSAPEQUA

MICHAEL BUSCEMI: Variance to construct 44.2 ft. by 35 ft. new dwelling on partial new and partial existing foundation with open porch having less roof pitch and exceeding maximum gross floor area than permitted by Ordinance.

S/s/o N. Hawthorne St., 75 ft. E/o N. Central Ave., a/k/a 222 N. Hawthorne Street, N. Massapequa, NY
SEC. 52 BLK. 112 LOT 220 ZONE R1-7

HEARING NO. 13

APPEAL NO. 24-33

FARMINGDALE

CLAUDIA GENNARO: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing sheds having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 21-12 and granted by Decision of the Zoning Board of Appeals, dated January 21, 2021.

N/s/o Matthew St., 449.25 ft. W/o Lois Ln., a/k/a 17 Matthew Street, Farmingdale, NY
SEC. 48 BLK. 535 LOT 9 ZONE R1-7

HEARING NO. 14

APPEAL NO. 24-48

BETHPAGE

VIKRAM J. SINGH: (A) Variance to construct new dwelling having less average front yard setback (Haypath Road), average side/front yard setback (Plainview Road), roof pitch and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Plainview Road) and height within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of Haypath Rd. & Plainview Rd., a/k/a 98 Haypath Road, Bethpage, NY
SEC. 46 BLK. 587 LOT 125 ZONE R1-10

HEARING NO. 15

APPEAL NO. 24-80

BETHPAGE

MOEEN QURESHI: (A) Variance to construct 54.4 ft. by 30.2 ft. dwelling on partial new and partial existing foundation having less roof pitch than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 23-477 and granted by Decision of the Zoning Board of Appeals, dated October 19, 2023.

S/s/o Central Blvd., 450 ft. W/o Leslie St., a/k/a 48 Central Boulevard, Bethpage, NY
SEC. 46 BLK. 484 LOT 43 ZONE R1-7

HEARING NO. 16

APPEAL NO. 23-717

HICKSVILLE

NARASIMHA R. BONDA: (A) Variance to allow existing one story rear addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Salem Rd., 65.55 ft. S/o 10th St., a/k/a 59 Salem Road, Hicksville, NY
SEC. 45 BLK. 474 LOT 17 ZONE R1-7

HEARING NO. 17

APPEAL NO. 24-36

HICKSVILLE

FRANK LUCA: Variance to construct 38.51 ft. by 41.62 ft. new dwelling on partial existing and partial new foundation having less side yard setback, aggregate side yards, roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Lee Ave., 225 ft. N/o Hudson Pl., a/k/a 158 Lee Avenue, Hicksville, NY
SEC. 46 BLK. 367 LOT 13 ZONE R1-7

HEARING NO. 18

APPEAL NO. 24-55

HICKSVILLE

PARMJIT & RAM ASRA: (A) Variance to construct rear roof over, rear one story addition and allow existing front roof over open porch having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct rear roof over, rear one story additions and allow existing front roof over open porch and front one story addition exceeding maximum building coverage than permitted by Ordinance.

W/s/o Arcadia Ln., 500 ft. S/o Arch Ln., a/k/a 42 Arcadia Lane, Hicksville, NY
SEC. 45 BLK. 358 LOT 10 ZONE R1-7

HEARING NO. 19

APPEAL NO. 24-84

HICKSVILLE

SAKINA & SYED MAHDI: (A) Variance to construct rear two story addition 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. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Woodbury Rd., W/o Briggs St., a/k/a 302 Woodbury Road, Hicksville, NY
SEC. 12 BLK. 168 LOT 29 ZONE R1-7

HEARING NO. 20**APPEAL NO. 24-87****HICKSVILLE**

ABDUL MALIK QURESHI & MASAR AGUSHI: (A) Variance to construct portico and second floor addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct second floor addition and cellar entrance having less side yard setback than permitted by Ordinance. (C) Variance to construct second floor addition having less aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing shed having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to construct portico, second floor addition and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

S/s/o California St., 411.70 ft. E/o Myers Ave., a/k/a 12 California Street, Hicksville, NY

SEC. 11**BLK. 292****LOT 51****ZONE R1-7**

HEARING NO. 21**APPEAL NO. 24-34****GLEN HEAD**

WEI YANG: (A) Variance to construct 37.1 ft. by 64.25 ft. new dwelling on partial existing and partial new foundation and porch with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to construct 37.1 ft. by 64.25 ft. new dwelling on partial existing and partial new foundation exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing detached garage converted to office and music studio exceeding maximum height and number of stories than permitted by Ordinance. (D) Variance to allow existing 8 ft. by 8 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to allow existing 6.6 ft. by 6.9 ft. shed having less side yard setback than permitted by Ordinance.

N/s/o Oak Valley Dr., 58 ft. W/o Roslyn Dr., a/k/a 11 Oak Valley Drive, Glen Head, NY

SEC. 21**BLK. 63****LOT 127****ZONE R1-7**

HEARING NO. 22**APPEAL NO. 24-62****EAST NORWICH**

ANTHONY STRIANESE: (A) Variance to construct 45.4 ft. by 44.3 ft. new dwelling on partial new and partial existing foundation having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

W/s/o Radcliff Dr. E., 31.47 ft. S/o Radcliff Dr. N., a/k/a 107 Radcliff Drive E., East Norwich, NY

SEC. 24**BLK. 11****LOT 9****ZONE R1-7**

HEARING NO. HO 1**APPEAL NO. 23-757****EAST NORWICH**

CHRIS METAXAS: (A) Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Split Oak Drive) than permitted by Ordinance. (B) Variance to erect 8 ft. high PVC fence exceeding maximum height than permitted by Ordinance. (C) Variance to allow existing window well foundation expansion having less side yard setback than permitted by Ordinance.

SW/ cor. of Sunny Hill Dr. & Split Oak Dr., a/k/a 20 Sunny Hill Drive, East Norwich, NY

SEC. 27**BLK. 50****LOT 17****ZONE R1-10**

HEARING NO. HO 2

APPEAL NO. 23-633

MASSAPEQUA

AUSTIN MASTRO: (A) Variance to construct second floor addition 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. 63-555 and granted by Decision of the Zoning Board of Appeals, dated November 21, 1963.

E/s/o East Dr., 508.33 ft. S/o North Dr., a/k/a 119 East Drive, Massapequa, NY

SEC. 48

BLK. 172

LOT 459

ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 23-558

PLAINVIEW

MORTON VILLAGE REALTY CO. INC.: Variance to erect 19.4 ft. by 8 ft. illuminated freestanding sign located on South side of lot exceeding maximum height, area and not located along a street that provides vehicle access than permitted by Ordinance.

N/s/o Old Country Rd., 120 ft. W/o Lester Pl., a/k/a 1054 Old Country Road, Plainview, NY

SEC. 12

BLK. 555

LOT 86

ZONE NB

HEARING NO. HO 4

APPEAL NO. 23-634

BETHPAGE

MATTHEW DINI: (A) Variance to construct roof over front porch having less front yard setback than permitted by Ordinance. (B) Variance to construct second floor addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct roof over front porch and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 14-382 and granted by Decision of the Zoning Board of Appeals, dated November 6, 2014.

N/s/o Seamans Neck Rd., 197.84 ft. W/o Hicksville Rd., a/k/a 5 Seamans Neck Road, Bethpage, NY

SEC. 51

BLK. 464

LOT 41

ZONE R1-7

MARCH 25, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK