



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 **APRIL 7, 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. 21-183 - AMENDMENT

WOODBURY

MITCHELL & KAREN CAMHI: Amend Specific Plan as presented for Appeal No. 21-183 and granted by Decision of the Zoning Board of Appeals, dated April 22, 2021, for the submittal of new plans.

SE/ cor. of Stafford Ave. & Magnolia Ln., a/k/a 6 Stafford Avenue, Woodbury, NY

SEC. 14 BLK. 19 LOT 4 ZONE R1-1A

HEARING NO. RC 3

APPEAL NO. 00-332 - AMENDMENT

BETHPAGE

DIANA M. CIPOLLINA: (A) Amend Decision of Zoning Board of Appeals, dated December 7, 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.

NE/ cor. of Meade Ave. & N. Sixth St., a/k/a 58 Meade Avenue, Bethpage, NY

SEC. 46 BLK. 41 LOT 1 ZONE R1-7

HEARING NO. 1

APPEAL NO. 22-127

MASSAPEQUA

FRANK PAINO: (A) Variance to erect 6 ft. high stockade fence exceeding maximum height across front yard (Michigan Avenue) than permitted by Ordinance. (B) Variance to allow existing covered porch having less average side/front yard setback than permitted by Ordinance. (C) Variance to allow existing deck, two (2) sheds and covered porch exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing deck exceeding maximum gross floor area than permitted by Ordinance.

NW/ cor. of Forest Ave. & Michigan Ave., a/k/a 549 Forest Avenue, Massapequa, NY

SEC. 52 BLK. 246 LOT 1376 ZONE R1-7

HEARING NO. 2**APPEAL NO. 22-128****MASSAPEQUA**

DOLORES SHIPS: (A) Variance to allow existing rear addition having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow existing mudroom and rear addition exceeding maximum building coverage than permitted by Ordinance.

S/s/o Pittsburgh Ave., 223.61 ft. W/o Forest Ave., a/k/a 20 Pittsburgh Avenue, Massapequa, NY
SEC. 52 BLK. 241 LOT 1035 ZONE R1-7

HEARING NO. 3**APPEAL NO. 22-129****MASSAPEQUA**

ROBERT MINELLI: Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

NW/ cor. of Forest Ave. & Jefferson Pl., a/k/a 120 Forest Avenue, Massapequa, NY
SEC. 65 BLK. 136 LOT 82 ZONE R1-7

HEARING NO. 4**APPEAL NO. 22-130****MASSAPEQUA**

JOHN CARDONE: (A) Variance to construct one story addition having less average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct one story addition and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Huron Ave., 300 ft. S/o Suffolk Rd., a/k/a 12 Huron Avenue, Massapequa, NY
SEC. 66 BLK. 22 LOT 54 ZONE R1-10

HEARING NO. 5**APPEAL NO. 22-131****MASSAPEQUA**

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

NE/ cor. of Forest Ave. & Harrison Pl., a/k/a 241 Forest Avenue, Massapequa, NY
SEC. 65 BLK. 43 LOT 1611 ZONE R1-7

HEARING NO. 6**APPEAL NO. 22-132****MASSAPEQUA**

KATHERINE AUTERA: Variance to construct one story addition having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Surrey Rd., 55.19 ft. W/o Polo Rd., a/k/a 15 Surrey Road, Massapequa, NY
SEC. 57 BLK. 238 LOT 5 ZONE R1-7

HEARING NO. 7**APPEAL NO. 22-133****MASSAPEQUA PARK**

BRIAN BISCHOFF: (A) Variance to allow existing rear deck surrounding above-ground swimming pool with steps to grade having less rear yard setback, side yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 7 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing electric pool heater having less front yard setback than permitted by Ordinance.

N/s/o Rose St., 75 ft. W/o Seville Pl., a/k/a 324 Rose Street, Massapequa Park, NY
SEC. 48 BLK. 583 LOT 2 ZONE R1-7

HEARING NO. 8

APPEAL NO. 22-134

FARMINGDALE

DAVID KAFKA: Variance to allow existing in-ground swimming pool feature having less rear yard setback than permitted by Ordinance.

E/s/o Lawrence St., N/o Cornell Pl., a/k/a 43 Lawrence Street, Farmingdale, NY

SEC. 49

BLK. 12

LOT 6

ZONE R1-7

HEARING NO. 9

APPEAL NO. 22-135

BETHPAGE

MATTHEW SIMEONE: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required. (B) Amend Specific Plan as presented for Appeal No. 19-569 and granted by Decision of the Zoning Board of Appeals, dated November 21, 2019.

S/s/o of Linden Ave., 263.5 ft. E/o Stewart Ave., a/k/a 71 Linden Avenue, Bethpage, NY

SEC. 46

BLK. 339

LOT 40

ZONE R1-7

HEARING NO. 10

APPEAL NO. 22-136

BETHPAGE

MICHAEL PONTICELLO: (A) Variance to construct roof over open porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct roof over open porch and one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 20-291 and granted by Decision of the Zoning Board of Appeals, dated August 20, 2020.

E/s/o S. Lerisa St., 181.04 ft. S/o Moore Dr., a/k/a 22 S. Lerisa Street, Bethpage, NY

SEC. 46

BLK. 209

LOT 47

ZONE R1-7

HEARING NO. 11

APPEAL NO. 22-137

HICKSVILLE

KRISTIE & DAVID SCHWARZ: (A) Variance to construct second story cantilevered addition having less side yard setback than permitted by Ordinance. (B) Variance to construct second story cantilevered addition and carport conversion to one story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

E/s/o Link Ln., 218.88 ft. S/o Arbor Ln., a/k/a 25 Link Lane, Hicksville, NY

SEC. 45

BLK. 334

LOT 27

ZONE R1-7

HEARING NO. 12

APPEAL NO. 22-138

HICKSVILLE

SAMEERA QUDSIA: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 3 spaces are required. (C) Variance to allow existing accessory unit for use as a **PARENT/CHILD** residence exceeding maximum number of bedrooms than permitted by Ordinance. (D) Variance to allow existing second story deck with steps to grade having less rear yard setback than permitted by Ordinance.

E/s/o S. Fordham Rd., 74.35 S/o Elliot Dr., a/k/a 139 S. Fordham Road, Hicksville, NY

SEC. 46

BLK. 562

LOT 35

ZONE R1-7

HEARING NO. 13**APPEAL NO. 22-139****HICKSVILLE**

DIANE MENDICINO: Variance to allow existing two-car garage and enclosed breezeway attached to dwelling having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Dakota St., 100 ft. E/o Myers Ave., a/k/a 23 Dakota Street, Hicksville, NY

SEC. 11

BLK. 365

LOT 5

ZONE R1-7

HEARING NO. 14**APPEAL NO. 22-140****PLAINVIEW**

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

N/s/o Relda St., 70 ft. E/o Universal St., a/k/a 28 Relda Street, Plainview, NY

SEC. 12

BLK. 43

LOT 103

ZONE R1-7

HEARING NO. 15**APPEAL NO. 22-141****PLAINVIEW**

DAVID MITZMAN: (A) Variance to construct second story addition having less aggregate side yards, exceeding maximum height and gross floor area than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Laura Ln., 230 ft. W/o Whitlock St., a/k/a 28 Laura Lane, Plainview, NY

SEC. 13

BLK. 50

LOT 12

ZONE R1-7

HEARING NO. 16**APPEAL NO. 22-142****PLAINVIEW**

MICHELLE YU: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 spaces are required. (C) Variance to allow existing accessory unit for use as a **PARENT/CHILD** residence exceeding maximum number of bedrooms than permitted by Ordinance. (D) Variance to allow existing shed exceeding maximum building coverage, having less side yard setback and rear yard setback than permitted by Ordinance. (E) Amend Specific Plans as presented for Appeal No. 63-582 and granted by Decision of the Zoning Board of Appeals, dated December 5, 1963, and for Appeal No. 96-150 and granted by Decision of the Zoning Board of Appeals, dated September 12, 1996, and for Appeal No. 16-393 and granted by Decision of the Zoning Board of Appeals, dated September 22, 2016.

N/s/o Wendell St., 98.35 ft. E/o Parkview St., a/k/a 28 Wendell Street, Plainview, NY

SEC. 12

BLK. 39

LOT 145

ZONE R1-7

HEARING NO. 17**APPEAL NO. 22-143****PLAINVIEW**

DANNY BASS: Variance to construct porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Main Pkwy., 431.22 ft. E/o Gorden Ave., a/k/a 31 Main Parkway, Plainview, NY

SEC. 12

BLK. 379

LOT 7

ZONE R1-7

HEARING NO. 18**APPEAL NO. 22-144****JERICO**

WENHUI CHEN: Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

E/s/o Woodbridge Ln., N/o Knoll Ln., a/k/a 431 Woodbridge Lane, Jericho, NY

SEC. 12**BLK. 531****LOT 25****ZONE R1-7**

HEARING NO. 19**APPEAL NO. 22-145****SYOSSET**

303 JACKSON AVENUE LLC & 303 PLUS LLC: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 17 when 21 parking spaces are required. (B) Variance for the reduction of off-street loading spaces. Reduction of spaces to 0 when 1 loading space is required. (C) Variance to propose the extension of commercial parking lot into R1-7 Residential District and exceeding maximum distance into other lot than permitted by Ordinance.

SE/ cor. of Jackson Ave. & Hillside Ln., a/k/a 303 Jackson Avenue, Syosset, NY

SEC. 15**BLK. 162****LOTS 31 & 59****ZONE NB & R1-7**

HEARING NO. 20**APPEAL NO. 22-146****SYOSSET**

DIANA MOY: (A) Variance to allow existing stone patio having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter having less rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 75-296 and granted by Decision of the Zoning Board of Appeals, dated September 4, 1975.

E/s/o Greenwood Dr. S., 190 ft. N/o Barry Ln., a/k/a 122 Greenwood Drive S., Syosset, NY

SEC. 15**BLK. 200****LOT 13****ZONE R1-7**

HEARING NO. 21**APPEAL NO. 22-147****SYOSSET**

HAROLD GITLITZ: (A) Variance to install generator exceeding maximum setback from dwelling than permitted by Ordinance. (B) Variance to allow existing rear wood deck having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

N/s/o Parkway Dr., 576.59 ft. E/o Westminster Rd., a/k/a 52 Parkway Drive, Syosset, NY

SEC. 12**BLK. 429****LOT 14****ZONE R1-7**

HEARING NO. 22**APPEAL NO. 22-148****GLEN HEAD**

NICOLE CLEARY: (A) Variance to construct roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition and roof over porch having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story addition, roof over porch and rear platform with steps to grade exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct two story addition having less roof pitch than permitted by Ordinance.

S/s/o The Promenade, 574.58 ft. E/o Glen Cove Dr., a/k/a 65 The Promenade, Glen Head, NY

SEC. 21**BLK. Q****LOT 45****ZONE R1-7**

HEARING NO. 23**APPEAL NO. 22-149****GLEN HEAD**

STEWART & THERESA MANZIONE: (A) Variance 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. (C) Amend Specific Plan as presented for Appeal No. 91-415 and granted by Decision of the Zoning Board of Appeals, dated October 24, 1991.

N/s/o E. Washington Ave., 280 ft. W/o Radcliff Blvd., a/k/a 6 E. Washington Avenue, Glen Head, NY
SEC. 20 BLK. 79 LOT 7 ZONE R1-7

HEARING NO. 24**APPEAL NO. 22-150****OYSTER BAY**

KATHY CALLAGHAN: (A) Variance to construct 10 ft. by 20 ft. detached garage having less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed attached to existing two-car garage having less side yard setback than permitted by Ordinance.

SW/ cor. of McCouns Ln. & Locust Ave., a/k/a 200 McCouns Lane, Oyster Bay, NY
SEC. 27 BLK. J LOT 4 ZONE R1-10

HEARING NO. HO 1**APPEAL NO. 21-323****HICKSVILLE**

MUJIBUR R. MIAH: (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct rear landing with steps to grade attached to addition having less rear yard setback than permitted by Ordinance.

N/s/o Willett Ave., 190 ft. E/o Peach Tree Ln., a/k/a 18 Willett Avenue, Hicksville, NY
SEC. 12 BLK. 362 LOT 17 ZONE R1-7

HEARING NO. HO 2**APPEAL NO. 22-79****PLAINVIEW**

JIA QING FANG: Variance to allow existing natural gas generator having less front yard setback than permitted by Ordinance.

SE/ cor. of Linda Ln. & Gilbert Ln., a/k/a 2 Linda Lane, Plainview, NY
SEC. 13 BLK. 44 LOT 108 ZONE R1-7

HEARING NO. HO 3**APPEAL NO. 22-83****JERICHO**

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

NW/ cor. of Sagamore Way N. & Forsythia Ln., a/k/a 1 N. Sagamore Way, Jericho, NY
SEC. 12 BLK. 577 LOT 39 ZONE R1-10

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