

HEARING NO. 2

APPEAL NO. 21-162

MASSAPEQUA

MARY CASALONE: (A) Variance to allow existing deck exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Bayview Pl. W., 150 ft. W/o Jomarr Ct., a/k/a 23 Bayview Place W., Massapequa, NY
SEC. 65 BLK. 200 LOT 18 ZONE R1-7

HEARING NO. 3

APPEAL NO. 21-163

MASSAPEQUA

CATHY CARBONE: Variance to allow existing 5 ft. high and 6 ft. high fence exceeding maximum height across front yard (Massachusetts Avenue) than permitted by Ordinance.

SW/ cor. of Central Ave. & Massachusetts Ave., a/k/a 643 Central Avenue, Massapequa, NY
SEC. 52 BLK. 179 LOT 763 ZONE R1-7

HEARING NO. 4

APPEAL NO. 21-164

MASSAPEQUA

SEAN HUNT: (A) Variance to install in-ground swimming pool having less front yard setback and side yard setback than permitted by Ordinance. (B) Variance to install pool equipment having less front yard setback than permitted by Ordinance.

E/s/o Fairwater Ave., 300 ft. S/o Seagull Pl., a/k/a 64 Fairwater Avenue, Massapequa, NY
SEC. 66 BLK. 75 LOT 50 ZONE R1-10

HEARING NO. 5

APPEAL NO. 21-165

MASSAPEQUA

CHRISTOPHER CARDONA: (A) Variance to construct roofed-over front porch, one story side addition and front one story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct cellar entrance, front porch and carport conversion to garage having less side yard setback than permitted by Ordinance. (C) Variance to construct side one story addition and carport conversion to garage having less aggregate side yards than permitted by Ordinance. (D) Variance to construct front one story addition, side one story addition, rear one story addition and shed exceeding maximum building coverage than permitted by Ordinance.

S/s/o New Hampshire Ave., 334 ft. W/o Central Ave., a/k/a 114 New Hampshire Ave., Massapequa, NY
SEC. 52 BLK. 182 LOT 1083 ZONE R1-7

HEARING NO. 6

APPEAL NO. 21-166

MASSAPEQUA

THOMAS LABRUZZI: (A) Variance to install in-ground swimming pool and pool equipment having less side/front yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

S/s/o Chestnut St., E/o Seaford Ave., a/k/a 14 Chestnut Street, Massapequa, NY
SEC. 57 BLK. 178 LOT 1 ZONE R1-7

HEARING NO. 7**APPEAL NO. 21-167****MASSAPEQUA**

GREG KOHAREK: (A) Variance to allow existing front porch, second floor addition and one story addition having less side yard setback than permitted by Ordinance. (B) Variance to allow existing one story addition having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing covered porch having less rear yard setback than permitted by Ordinance; also encroachment of eave and gutter. (D) Variance to allow existing second story addition exceeding maximum height than permitted by Ordinance. (E) Variance to allow existing front porch, one story addition and rear covered porch exceeding maximum building coverage than permitted by Ordinance. (F) Variance to allow existing second floor addition, one story addition and rear covered porch exceeding maximum gross floor area than permitted by Ordinance. (G) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Jackson Pl., 1273.46 ft. W/o Forest Ave., a/k/a 14 Jackson Place, Massapequa, NY
SEC. 65 BLK. 136 LOT 13 ZONE R1-7

HEARING NO. 8**APPEAL NO. 21-168****MASSAPEQUA**

BRIAN RUDOLPH: (A) Variance to construct second story 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 widened driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Connecticut Ave., 272.80 ft. E/o Forest Ave., a/k/a 62 Connecticut Avenue, Massapequa, NY
SEC. 52 BLK. 257 LOT 1929 ZONE R1-7

HEARING NO. 9**APPEAL NO. 21-169****MASSAPEQUA**

LOREN DEMPSEY: (A) Variance to construct 3.5 ft. by 7 ft. deck addition (replacing existing deck stairs) having less side yard setback than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 20-94 and granted by Decision of the Zoning Board of Appeals, dated March 12, 2020 and for Appeal No. 18-257 and granted by Decision of the Zoning Board of Appeals, dated June 21, 2018.

S/s/o Bay Link, 117.31 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. 21-170****MASSAPEQUA**

RUSSELL KONIG: (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct two (2) front doors on a PARENT/CHILD residence.

E/s/o Clocks Blvd., 690.53 ft. S/o Delta Rd., a/k/a 336 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 107 ZONE R1-10

HEARING NO. 11**APPEAL NO. 21-171****MASSAPEQUA**

RUSSELL KONIG: (A) Variance to construct ell-shaped one and two story addition with two (2) car garage having less average front yard setback than permitted by Ordinance. (B) Variance to construct ell-shaped one and two story addition with two (2) car garage and allow existing deck extension having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to allow existing 7.6 ft. by 13.9 ft. shed, 8 ft. by 16 ft. shed with pool equipment inside and roof over boat slip having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 7.6 ft. by 13.9 ft. shed, roof over boat slip and gas oven having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to construct ell-shaped one and two story addition with two (2) car garage, allow existing 7.6 ft. by 13.9 ft. shed, 8 ft. by 16 ft. shed with pool equipment inside, deck extension and roof over boat slip exceeding maximum building coverage than permitted by Ordinance. (F) Variance to construct ell-shaped one and two story addition with two car garage and allow existing roof over boat slip and deck extension exceeding maximum gross floor area than permitted by Ordinance. (G) Amend Specific Plan as presented for Appeal No. 13-27 and granted by Decision of the Zoning Board of Appeals, dated January 24, 2013.

E/s/o Clocks Blvd., 690.53 ft. S/o Delta Rd., a/k/a 336 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 107 ZONE R1-10

HEARING NO. 12**APPEAL NO. 21-172****MASSAPEQUA**

JAMES RUIZ: Variance to install in-ground swimming pool and pool equipment having less side/front yard setback than permitted by Ordinance.

S/s/o Toronto Ave., E/o Doris Pl., a/k/a 246 Toronto Avenue, Massapequa, NY
SEC. 48 BLK. 101 LOT 1 ZONE R1-7

HEARING NO. 13**APPEAL NO. 21-173****FARMINGDALE**

DIANA RECINOS: (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o 3rd Ave., 270 ft. E/o Woodward Pkwy., a/k/a 9 3rd Avenue, Farmingdale, NY
SEC. 48 BLK. 254 LOT 66 ZONE R1-7

HEARING NO. 14**APPEAL NO. 21-174****BETHPAGE**

FRANK CALO: Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

N/s/o Barbara St., 170 ft. E/o Alice Ct., a/k/a 61 Barbara Street, Bethpage, NY
SEC. 46 BLK. 130 LOT 459 ZONE R1-7

HEARING NO. 15**APPEAL NO. 21-175****BETHPAGE**

FIRST HARTFORD REALTY CORP.: Variance to construct CVS convenience store operating 24 hours a day.

SE/ cor. of Hempstead Tpke. & Stewart Ave., a/k/a 4149 Hempstead Turnpike, Bethpage, NY
SEC. 49 BLK. 189 LOT 21 ZONE GB

HEARING NO. 16

APPEAL NO. 21-176

HICKSVILLE

JENNIFER BUSCH: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool deck abutting swimming pool having less rear yard setback than permitted by Ordinance.

W/s/o Myers Ave., 62.50 ft. S/o Indiana St., a/k/a 61 Myers Avenue, Hicksville, NY
SEC. 11 BLK. 270 LOT 26 ZONE R1-7

HEARING NO. 17

APPEAL NO. 21-177

HICKSVILLE

DANIEL DELARGY: Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance.

E/s/o Lenore Ave., 392.53 ft. W/o Garden Blvd., a/k/a 21 Lenore Avenue, Hicksville, NY
SEC. 46 BLK. 413 LOT 33 ZONE R1-7

HEARING NO. 18

APPEAL NO. 21-178

HICKSVILLE

ARTHUR RUKAVISHNIKOV: (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 parking spaces are required.

S/s/o Seth Ln., 134 ft. W/o Stephen Ln., a/k/a 9 Seth Lane, Hicksville, NY
SEC. 46 BLK. 562 LOT 14 ZONE R1-7

HEARING NO. 19

APPEAL NO. 21-179

HICKSVILLE

AYAZ SYED & SYEDA HUSSAIN: Variance to construct a second kitchen in a one-family dwelling for use as a spice kitchen.

NW/ cor. of Genesee St. & Newbridge Rd., a/k/a 58 Genesee Street, Hicksville, NY
SEC. 45 BLK. 71 LOT 84 ZONE R1-7

HEARING NO. 20

APPEAL NO. 21-180

HICKSVILLE

AYAZ SYED & SYEDA HUSSAIN: (A) Variance to construct two story addition and 3 ft. by 3.66 ft. portico having less average side/front yard setback (Newbridge Road) than permitted by Ordinance. (B) Variance to construct cellar entrance having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing front portico and platform with steps to grade having less average front yard setback (Genesee Street) than permitted by Ordinance. (D) Variance to construct two story addition, two (2) porticos, allow existing front portico and shed exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct two story addition and allow existing front portico and platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (F) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Newbridge Road) than permitted by Ordinance. (G) Amend Specific Plans as presented for Appeal No. 69-183 and granted by Decision of the Zoning Board of Appeals, dated May 22, 1969 and for Appeal No. 04-457 and granted by Decision of the Zoning Board of Appeals, dated October 7, 2004.

NW/ cor. of Genesee St. & Newbridge Rd., a/k/a 58 Genesee Street, Hicksville, NY
SEC. 45 BLK. 71 LOT 84 ZONE R1-7

HEARING NO. 21

APPEAL NO. 21-181

PLAINVIEW

JOHN LAROCCA: (A) Variance to allow existing rear roof over having less side yard setback than permitted by Ordinance. (B) Variance to allow existing air conditioning unit exceeding maximum encroachment into side yard than permitted by Ordinance.

W/s/o Bradley St., 259.93 ft. S/o Lex Ave., a/k/a 10 Bradley Street, Plainview, NY

SEC. 46

BLK. 559

LOT 16

ZONE R1-7

HEARING NO. 22

APPEAL NO. 21-182

PLAINVIEW

LAKSHMIN SAI: (A) Variance to construct rear one story addition with abutting platform with steps to grade having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct one story rear addition, one story front addition, front covered porch and allow existing 11.67 ft. by 8.17 ft. shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing 11.67 ft. by 8.17 ft. shed having less side yard setback and exceeding maximum height than permitted by Ordinance. (D) Variance to allow existing 6 ft. high fence exceeding maximum height in front yard than permitted by Ordinance.

N/s/o Peter Ln., W/o Sebree Pl., a/k/a 28 Peter Lane, Plainview, NY

SEC. 47

BLK. 18

LOT 27

ZONE R1-7

HEARING NO. 23

APPEAL NO. 21-183

WOODBURY

KAREN CAMHI: (A) Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to install in-ground swimming pool having less front yard setback than permitted by Ordinance. (C) Variance to construct cabana shower having less front yard setback than permitted by Ordinance.

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. 24

APPEAL NO. 21-184

WOODBURY

CHARLES BERLIN: Variance to install natural gas generator exceeding maximum setback from dwelling than permitted by Ordinance.

S/s/o Bristol Dr., 1165.15 ft. E/o Yukon Dr., a/k/a 111 Bristol Drive, Woodbury, NY

SEC. 13

BLK. 113

LOT 2

ZONE R1-1A

HEARING NO. 25

APPEAL NO. 21-185

WOODBURY

A. PAUL LARUCCIA: (A) Variance to allow existing garage exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 96-43 and granted by Decision of the Zoning Board of Appeals, dated July 25, 1996.

N/s/o private driveway, 686.54 ft. W/o Southwoods Rd., a/k/a 122 Southwoods Road, Woodbury, NY

SEC. 14

BLK. E

LOT 1166

ZONE R1-2A

HEARING NO. 26

APPEAL NO. 21-186

WOODBURY

VERED SAMARI: (A) Variance to construct front additions, front portico with platform and steps to grade and rear roof over patio exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 66-236 and granted by Decision of the Zoning Board of Appeals, dated May 19, 1966.

S/s/o Colgate Ln., E/o Kristi Ln., a/k/a 42 Colgate Lane, Woodbury, NY

SEC. 15 BLK. 190 LOT 7 ZONE R1-20

HEARING NO. 27

APPEAL NO. 21-187

SYOSSET

PAMELA SWERDLOFF: Variance to install in-ground swimming pool and pool equipment having less side yard setback and rear yard setback than permitted by Ordinance.

W/s/o Wendy Rd., 189.95 ft. N/o Joyce Ct., a/k/a 21 Wendy Road, Syosset, NY

SEC. 15 BLK. 142 LOT 33 ZONE R1-10

HEARING NO. HO 1

APPEAL NO. 21-107

WOODBURY

GEORGE MACCHIA: Variance to construct new dwelling having less aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Plainview Rd., S/o Jericho Tpke., a/k/a 92 Plainview Road, Woodbury, NY

SEC. 13 BLK. D LOT 136 ZONE R1-1A

APRIL 12, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK