



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 *MAY 2, 2024*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-709 - AMENDMENT

MASSAPEQUA

CARL CURATOLA: Amend Specific Plan as presented for Appeal No. 23-709 and granted by Decision of the Zoning Board of Appeals, dated January 18, 2024, to construct one story addition exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Massachusetts Ave., 190 ft. E/o State St., a/k/a 225 Massachusetts Avenue, Massapequa, NY
SEC. 48 BLK. 111 LOT 59 ZONE R1-7

HEARING NO. 2

APPEAL NO. 24-76

MASSAPEQUA

ALEXANDRA OLIVEIRA & CARLOS J. DIAS: (A) Variance to construct new dwelling exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

E/s/o Highwater Ave., 500 ft. S/o S. Bay Dr., a/k/a 44 Highwater Avenue, Massapequa, NY
SEC. 66 BLK. 79 LOT 37 ZONE R1-10

HEARING NO. 3

APPEAL NO. 24-88

FARMINGDALE

CHAD ASSENMACHER: (A) Variance to construct driveway having less side yard setback than permitted by Ordinance. (B) Variance to construct garage conversion with raised roof having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o E. Zoranne Dr. E., S/o Norma Ln., a/k/a 148 E. Zoranne Drive, Farmingdale, NY
SEC. 49 BLK. 156 LOT 43 ZONE R1-7

HEARING NO. 4

APPEAL NO. 24-98

BETHPAGE

THOMAS OSGOOD: (A) Variance to construct one story addition having less side yard setback than permitted by Ordinance. (B) Variance to construct one story addition, portico and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

W/s/o N. Sheridan Ave., 830 ft. N/o Central Ave., a/k/a 40 N. Sheridan Avenue, Bethpage, NY
SEC. 46 BLK. 628 LOT 16 ZONE R1-6

HEARING NO. 5**APPEAL NO. 24-71****HICKSVILLE**

JOSE VASQUEZ: (A) Variance to construct front roofed over porch and front two story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct second floor addition, gas fireplace and rear stoop having less side yard setback than permitted by Ordinance. (C) Variance to construct gas fireplace having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct egress well having less side yard setback than permitted by Ordinance. (E) Variance to construct second floor addition, two story addition and roofed over front porch exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Cornell Ln., 1026.6 ft. E/o Larch St., a/k/a 38 Cornell Lane, Hicksville, NY

SEC. 12**BLK. 370****LOT 19****ZONE R1-7**

HEARING NO. 6**APPEAL NO. 24-73****HICKSVILLE**

FLORA ESCOBAR: (A) Variance to construct one story addition and portico having less average front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 12-67 and granted by Decision of the Zoning Board of Appeals, dated February 16, 2012.

E/s/o Twin Lawns Ave., 813 ft. N/o Sunset Ave., a/k/a 76 Twin Lawns Avenue, Hicksville, NY

SEC. 12**BLK. 323****LOT 52****ZONE R1-6**

HEARING NO. 7**APPEAL NO. 24-83****HICKSVILLE**

NICOLE SILVERIO: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct rear awning, one story addition and second story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct front roof over patio, rear roof over patio, rear awning and first floor addition exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct rear roof over patio, rear awning, first floor addition and second floor addition exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing 5 ft. high and 6 ft. high vinyl fence exceeding maximum height across front yard than permitted by Ordinance.

S/s/o Violet Ave., 166.70 ft. E/o Mabel St., a/k/a 20 Violet Avenue, Hicksville, NY

SEC. 12**BLK. 291****LOT 6****ZONE R1-7**

HEARING NO. 8**APPEAL NO. 24-79****PLAINVIEW**

MICHAEL ROSENSTEIN: (A) Variance to allow existing 8 ft. by 12 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to construct wood deck and allow existing rear roof over exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

W/s/o Grohmans Ln., 423 ft. N/o Lincoln Rd. S., a/k/a 28 Grohmans Lane, Plainview, NY

SEC. 46**BLK. 609****LOT 22****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 24-85****PLAINVIEW**

VINCENT EWING: Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Manetto Dr., 341.07 ft. W/o Diamond Dr., a/k/a 27 Manetto Drive, Plainview, NY

SEC. 12**BLK. 374****LOT 16****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 24-91****PLAINVIEW**

PERRY KATZ: Variance to construct one story addition having less side yard setback than permitted by Ordinance.

S/s/o Myron Rd., 263.26 ft. E/o Plainview Rd., a/k/a 29 Myron Road, Plainview, NY

SEC. 47**BLK. 55****LOT 22A****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 24-86****JERICO**

STEWART ARONOWITZ: **(A)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing air conditioning unit exceeding maximum side yard encroachment than permitted by Ordinance.

E/s/o Friendly Ln., 207.50 ft. N/o Falcon St., a/k/a 34 Friendly Lane, Jericho, NY

SEC. 12**BLK. 583****LOT 5****ZONE R1-10**

HEARING NO. 12**APPEAL NO. 24-117****SYOSSET**

ABRAHAM FINKLER: **(A)** Variance to allow existing dwelling exceeding maximum building coverage, gross floor area, 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 allow existing egress well having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(D)** Variance to allow parking in the required front yard.

W/s/o Jackson Ave., 100.04 ft. S/o Dorcas Ave., a/k/a 300 Jackson Avenue, Syosset, NY

SEC. 15**BLK. 27****LOT 26****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 24-102****GLEN HEAD**

PHILIP VEITH: Variance to construct multi-level rear deck with multiple steps to grade and sunroom exceeding maximum building coverage than permitted by Ordinance.

NW/ cor. of Meadow Ln. & Gabrus Dr., a/k/a 16 Meadow Lane, Glen Head, NY

SEC. 21**BLK. 206****LOT 41****ZONE R1-20**

HEARING NO. 14**APPEAL NO. 24-131****OYSTER BAY**

34 AUDREY OB, LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 32 parking spaces are required.

N/s/o Audrey Ave., 238.29 ft. W/o South St., a/k/a 34 Audrey Avenue, Oyster Bay, NY

SEC. 27**BLK. 42****LOT 34****ZONE GB**

HEARING NO. 15**APPEAL NO. 24-122****GLEN HEAD**

NEW YORK AMERICAN WATER: Variance to install AT&T facility equipment having less front yard setback than permitted by Ordinance.

E/s/o Dumond Pl., 120 ft. N/o Glen Head Rd., a/k/a 6 Dumond Place, Glen Head, NY

SEC. 21**BLK. N03****LOT 22****ZONE LI**

HEARING NO. HO 1

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 2

APPEAL NO. 23-665

MASSAPEQUA

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

E/s/o Fairwater Ave., 1140 ft. S/o S. Bay Dr., a/k/a 104 Fairwater Avenue, Massapequa, NY
SEC. 66 BLK. 79 LOT 7 ZONE R1-10

APRIL 22, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK