



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 **MAY 6, 2021** at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 63-505 - AMENDMENT

MASSAPEQUA

MEAGHAN M. CALTABIANO: Amend Specific Plan as presented for Appeal No. 63-505 and granted by Decision of the Zoning Board of Appeals, dated October 17, 1963, for the submittal of amended plans.

SE/ cor. of Seaford Ave. & Pennsylvania Ave., a/k/a 522 Seaford Avenue, Massapequa, NY
SEC. 52 BLK. 249 LOT 1506 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 12-353 - AMENDMENT

SYOSSET

CARL GIROLAMO: Amend Specific Plan as presented for Appeal No. 12-353 and granted by Decision of the Zoning Board of Appeals, dated October 4, 2012, for the submittal of amended plans.

W/s/o Woodbury Way, 60 ft. N/o East St., a/k/a 29 Woodbury Way, Syosset, NY
SEC. 25 BLK. 1 LOT 9 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 19-16 - AMENDMENT

PLAINVIEW

MARITZA OPPEDISANO: Amend Specific Plan as presented for Appeal No. 19-16 and granted by Decision of the Zoning Board of Appeals, dated January 10, 2019, for the submittal of amended plans.

N/s/o Bradford Rd., 175 W/o Roundtree Dr., a/k/a 27 Bradford Road, Plainview, NY
SEC. 13 BLK. 78 LOT 11 ZONE R1-20

HEARING NO. RC 4

APPEAL NO. 68-591- AMENDMENT

OYSTER BAY

DAVID ASHER: Amend Specific Plan as presented for Appeal No. 68--591 and granted by Decision of the Zoning Board of Appeals, dated December 12, 1968 and amended by Decision of the Zoning Board of Appeals, dated February 8, 2007, for the submittal of amended plans.

S/s/o W. Main St., 166.23 ft. W/o Underhill Pl., a/k/a 5 Ponds Edge Road, Oyster Bay, NY
SEC. 24 BLK. A LOT 93 ZONE R1-6/OB

HEARING NO. RC 5

APPEAL NO. 12-39- AMENDMENT

MASSAPEQUA

DAVID TRIMBLE: Amend Specific Plan as presented for Appeal No. 12-39 and granted by Decision of the Zoning Board of Appeals, dated February 2, 2012, to construct front roof over porch.

S/s/o Park Hill Ave., 256.40 ft. W/o Hicksville Rd., a/k/a 52 Park Hill Avenue, Massapequa, NY
SEC. 52 BLK. 259 LOT 159 ZONE R1-7

HEARING NO. RC 6

APPEAL NO. 17-50 - AMENDMENT

FARMINGDALE

PAUL MUHS: Amend Specific Plan as presented for Appeal No. 17-50 and granted by Decision of the Zoning Board of Appeals, dated February 16, 2017, for the submittal of amended plans.

N/s/o Damin Dr., 205.28 ft. W/o Lois Ln., a/k/a 7 Damin Drive, Farmingdale, NY
SEC. 48 BLK. 555 LOT 13 ZONE R1-7

HEARING NO. RC 7

APPEAL NO. 18-327- AMENDMENT

OLD BETHPAGE

CARMELO MANGANARO: Amend Specific Plan as presented for Appeal No. 18-327 and granted by Decision of the Zoning Board of Appeals, dated September 6, 2018, for the submittal of amended plans.

SE/ cor. of Beatrice Ln. & Voorhis Dr., a/k/a 25 Beatrice Lane, Old Bethpage, NY
SEC. 47 BLK. 74 LOT 28 ZONE R1-10

HEARING NO. 1

APPEAL NO. 21-188

MASSAPEQUA

MICHAEL & ETHEL SILVERMAN: (A) Variance to allow existing pool heater and filter having less front yard setback than permitted by Ordinance. (B) Variance to allow existing shed abutting the dwelling having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to construct cantilevered second floor addition and allow existing first floor having less aggregate side yards than permitted by Ordinance. (D) Variance to construct cantilevered second floor addition, allow existing rear sunroom box bay window and deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o W. Bayview Ave., W/o Pequa Pl., a/k/a 290 W. Bayview Avenue, Massapequa, NY
SEC. 65 BLK. 102 LOT 225 ZONE R1-7

HEARING NO. 2

APPEAL NO. 21-189

MASSAPEQUA

WILLIAM SHEA: Variance to allow existing deck with screened porch having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

S/s/o W. Fairview Rd., 234 ft. W/o Bayview Ave., a/k/a 48 W. Fairview Road, Massapequa, NY
SEC. 65 BLK. 134 LOT 94 ZONE R1-7

HEARING NO. 3

APPEAL NO. 21-190

MASSAPEQUA

JAMES HAMPTON: (A) Variance to construct detached garage having less front yard setback, exceeding maximum gross floor area and height than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing barbeque island having less side yard setback than permitted by Ordinance.

E/s/o Clocks Blvd., S/o E. Lincoln Ave., a/k/a 110 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 217 ZONE R1-10

HEARING NO. 4

APPEAL NO. 21-191

MASSAPEQUA

RAYMOND ARNONE: Variance to allow existing natural gas generator having less side yard setback and exceeding maximum setback from dwelling than permitted by Ordinance.

E/s/o Cedar Shore Dr., S/o Merrick Rd., a/k/a 2 Cedar Shore Drive, Massapequa, NY
SEC. 65 BLK. 124 LOT 443 ZONE R1-10

HEARING NO. 5

APPEAL NO. 21-192

MASSAPEQUA

MICHAEL & LAUREN STANTON: (A) Variance to construct second floor addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear wood deck having less rear yard setback than permitted by Ordinance; also encroachment of eave and gutter. (C) Variance to construct covered porch and rear roof over deck exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct second floor addition, roof over existing deck and allow existing rear deck exceeding maximum gross floor area than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 93-45 and granted by Decision of the Zoning Board of Appeals, dated February 11, 1993.

W/s/o Dover Ave., 182.3 ft. S/o Poplar St., a/k/a 13 Dover Avenue, Massapequa, NY
SEC. 52 BLK. 335 LOT 5 ZONE R1-7

HEARING NO. 6

APPEAL NO. 21-193

NORTH MASSAPEQUA

JOSEPH PAPPALARDO: Variance to install pool equipment having less front yard setback than permitted by Ordinance.

N/s/o Midlawn Dr., 182.11 ft. W/o Rona Ct., a/k/a 75 Midlawn Drive, North Massapequa, NY
SEC. 52 BLK. 348 LOT 9 ZONE R1-7

HEARING NO. 7

APPEAL NO. 21-194

FARMINGDALE

LEAH DANIELLE: Variance to allow existing one story addition and enclosed hot tub exceeding maximum building coverage than permitted by Ordinance.

N/s/o Sullivan Ave., 240 ft. E/o Woodward Pkwy., a/k/a 109 Sullivan Avenue, Farmingdale, NY
SEC. 48 BLK. 500 LOT 144 ZONE R1-7

HEARING NO. 8

APPEAL NO. 21-195

FARMINGDALE

CANDACE NUPP: (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard and side/front yard than permitted by Ordinance. (B) Variance to construct roof-over porch having less average side/front yard setback than permitted by Ordinance. (C) Variance to construct second story cantilevered addition having less average side/front yard setback than permitted by Ordinance. (D) Variance to allow existing shed having less front yard setback than permitted by Ordinance.

NE/ cor. of Kent St. & Radcliffe Ave., a/k/a 79 Kent Street, Farmingdale, NY

SEC. 48

BLK. 493

LOT 66

ZONE R1-7

HEARING NO. 9

APPEAL NO. 21-196

BETHPAGE

BRIAN T. ENRIGHT: (A) Variance to allow an existing two-family dwelling to remain. (B) Variance to allow existing second story landing with steps to grade having less rear yard setback than permitted by Ordinance.

N/s/o Stewart Ave., E/o S. Oyster Bay Rd., a/k/a 1228 Stewart Avenue, Bethpage, NY

SEC. 46

BLK. 371

LOT 42

ZONE R1-7/NB

HEARING NO. 10

APPEAL NO. 21-197

HICKSVILLE

FRANK ADAMS: (A) Variance to allow existing second story deck and roof-over patio attached to detached garage exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing roof-over patio attached to detached garage exceeding maximum rear yard coverage and building coverage of the principal building than permitted by Ordinance.

NW/ cor. of Nevada St. & Gardner Ave., a/k/a 230 Nevada Street, Hicksville, NY

SEC. 11

BLK. 252

LOT 34

ZONE R1-7

HEARING NO. 11

APPEAL NO. 21-198

HICKSVILLE

DANIEL ROGERS: (A) Variance to allow existing front deck having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 6.2 ft. by 10.2 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing florida room and sheds exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing 10.1 ft. by 12.3 ft. detached shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Boulevard Dr., 195.98 ft. E/o Glenbrook Rd., a/k/a 8 Boulevard Drive, Hicksville, NY

SEC. 45

BLK. 522

LOT 4

ZONE R1-7

HEARING NO. 12

APPEAL NO. 21-199

HICKSVILLE

ELLEN LOPEZ: (A) Variance to construct roof over porch exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow two (2) existing 3.5 ft. by 7 ft. sheds having less side yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Harkin Ln., 474.99 ft. W/o Salem Rd., a/k/a 18 Harkin Lane, Hicksville, NY

SEC. 45

BLK. 484

LOT 23

ZONE R1-7

HEARING NO. 13**APPEAL NO. 21-200****HICKSVILLE**

KATHLEEN MCKELVEY: (A) Variance to allow existing detached shed exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing generator having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 19-506 and granted by Decision of the Zoning Board of Appeals, dated October 3, 2019.

N/s/o Fox Pl., 137.81 ft. W/o Mill Rd., a/k/a 63 Fox Place, Hicksville, NY

SEC. 45**BLK. 485****LOT 19****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 21-201****OLD BETHPAGE**

LYLE HERSCH: (A) Variance to allow existing two story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to install generator in front yard (Burling Lane). (C) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height in front yard (Burling Lane) than permitted by Ordinance.

SE/ cor. of Beatrice Ln. & Burling Ln., a/k/a 43 Beatrice Lane, Old Bethpage, NY

SEC. 47**BLK. 143****LOT 6****ZONE R1-10**

HEARING NO. 15**APPEAL NO. 21-202****OLD BETHPAGE**

MICHAEL LETTER: (A) Variance to allow existing 6 ft. high wood fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to allow existing deck having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Isabel Ln., 52.54 ft. E/o Woodland Dr., a/k/a 4 Isabel Lane, Old Bethpage, NY

SEC. 47**BLK. 123****LOT 37****ZONE R1-10**

HEARING NO. 16**APPEAL NO. 21-203****WOODBURY**

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

N/s/o Northwood Ct., E/o Hunting Hill Rd., a/k/a 12 Northwood Court, Woodbury, NY

SEC. 14**BLK. 22****LOT 19****ZONE R1-1A**

HEARING NO. 17**APPEAL NO. 21-204****WOODBURY**

CHRISTOPHER CLIFFORD: (A) Variance to allow existing pergola, shed and covered patio/bar area having less side yard setback than permitted by Ordinance. (B) Variance to allow existing parking area having less side yard setback and front yard setback than permitted by Ordinance. (C) Variance to allow existing pergola, shed, covered patio/bar and to construct pool house with roof-over exceeding maximum building coverage than permitted by Ordinance.

E/s/o Pine Dr., 615.82 ft. S/o Avery Rd., a/k/a 25 Pine Drive, Woodbury, NY

SEC. 14**BLK. 17****LOT 13****ZONE R1-1A**

HEARING NO. 18**APPEAL NO. 21-205****WOODBURY**

SCOTT CALKA: Variance to install in-ground swimming pool having less rear yard setback than permitted by Ordinance.

W/s/o Clearmeadow Ct., 123.85 ft. S/o The Grasslands, a/k/a 10 Clearmeadow Court, Woodbury, NY

SEC. 14**BLK. E****LOT 901****ZONE R1-1A**

HEARING NO. 19

APPEAL NO. 21-206

JERICH0

ADAM HERZ: Variance to install natural gas generator having less front yard setback than permitted by Ordinance.

NW/ cor. of Leisure St. & Forest Dr., a/k/a 12 Leisure Street, Jericho, NY

SEC. 12

BLK. 545

LOT 21

ZONE R1-10

HEARING NO. 20

APPEAL NO. 21-207

JERICH0

LAURIE KANZER: (A) Variance to allow existing front platform with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing propane tank having less front yard setback than permitted by Ordinance. (C) Variance to allow existing swimming pool having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 8.2 ft. by 19.1 ft. rear deck and 4.5 ft. by 6 ft. shed attached to dwelling having less side yard setback than permitted by Ordinance. (E) Variance to allow existing 4.5 f.t by 6 ft. shed attached to dwelling having less aggregate side yards than permitted by Ordinance. (F) Variance to allow existing 11.6 ft. by 14.2 ft. rear deck and sheds exceeding maximum building coverage than permitted by Ordinance.

S/s/o Birchwood Park Dr., 452.63 ft. E/o Placid St., a/k/a 110 Birchwood Park Drive, Jericho, NY

SEC. 12

BLK. 514

LOT 7

ZONE R1-10

HEARING NO. 21

APPEAL NO. 21-208

SYOSSET

MONIR HOSSAIM: (A) Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow existing front steps with platform having less average front yard setback (Sunbeam Road) 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. 22

APPEAL NO. 21-209

SYOSSET

KAMDAN LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 32 when 87 parking spaces are required.

NW/ cor. of Jericho Tpke. & Florence Ave., a/k/a 343-347 Jericho Turnpike, Syosset, NY

SEC. 15

BLK. 29

LOTS 47 & 48

ZONE NB

HEARING NO. 23

APPEAL NO. 21-210

SYOSSET

485 UNDERHILL BLVD., LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 150 when 209 parking spaces are required.

E/s/o Underhill Blvd., N/o W. Jericho Tpke., a/k/a 485 Underhill Boulevard, Syosset, NY

SEC. 15

BLK. 169

LOT 17

ZONE LI

HEARING NO. 24

APPEAL NO. 21-211

GLEN HEAD

EDWARD HOUGHTON: Variance to construct widened driveway having less side yard setback than permitted by Ordinance.

S/s/o Glen Ln., 310.56 ft. W/o Provence Ln., a/k/a 11 Glen Lane Glen Head, NY

SEC. 21

BLK. 219

LOT 59

ZONE R1-7

HEARING NO. 25

APPEAL NO. 21-212

OYSTER BAY

EILEEN TARA & DERRICK CORNELIOUS: **(A)** Variance to construct two story cantilevered rear addition with reverse gable roof, second story side/front cantilevered addition with reverse gable roof and side/front roof over portico having average side/front yard setback (W. Main Street) than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct rear two story cantilevered addition with reverse gable roof and side/front second story cantilevered addition with reverse gable roof exceeding maximum building envelope formed by the inclined plane at the side/front property line than permitted by Ordinance.

SW/ cor. of W. Main St. & Underhill Ave., a/k/a 161 W. Main Street, Oyster Bay, NY

SEC. 24

BLK. A

LOT 520

ZONE R1-10/OB

APRIL 26, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK