



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 18, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 22-136 - AMENDMENT

BETHPAGE

MICHAEL PONTICELLO: Amend Specific Plan as presented for Appeal No. 22-136 and granted by Decision of the Zoning Board of Appeals, dated April 7, 2022, for the submittal of new plans.

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. 1

APPEAL NO. 23-200

MASSAPEQUA

GARRET KEENAN: Variance to reconstruct as new dwelling having less average front yard setback and rear yard setback than permitted by Ordinance.

N/s/o Baltimore Ave., 289.93 ft. E/o Ocean Ave., a/k/a 181 Baltimore Avenue, Massapequa, NY
SEC. 48 BLK. 121 LOT 1071 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-208

MASSAPEQUA

PHILIP & BETSY HEALEY: (A) Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Morton Avenue) than permitted by Ordinance. (B) Variance to construct cantilevered second story addition having less side/front yard setback than permitted by Ordinance. (C) Variance to allow existing wood decks having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Amend Specific Plan as presented for Appeal No. 94-330 and granted by Decision of the Zoning Board of Appeals, dated August 17, 1994.

SE/ cor. of Biltmore Blvd. & Morton Ave., a/k/a 44 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 106 LOT 1248 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-221

MASSAPEQUA

TERRY MITCHELL: (A) Variance to allow existing diving board having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 10.2 ft. by 7.8 ft. shed having less side yard setback than permitted by Ordinance.

E/s/o Barberry Ct., 100 ft. N/o Suffolk Rd., a/k/a 16 Barberry Court, Massapequa, NY
SEC. 66 BLK. 20 LOT 28 ZONE R1-10

HEARING NO. 4**APPEAL NO. 23-222****MASSAPEQUA**

MARIA WINANT: (A) Variance to allow existing front porch with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing pool heater having less front yard setback than permitted by Ordinance. (C) Variance to allow existing gazebo and propane barbeque having less side yard setback than permitted by Ordinance. (D) Variance to allow existing gazebo exceeding maximum height and building coverage than permitted by Ordinance.

N/s/o Linden St., W/o Celina Rd., a/k/a 351 Linden Street, Massapequa, NY
SEC. 48 BLK. 591 LOT 12 ZONE R1-7

HEARING NO. 5**APPEAL NO. 23-206****NORTH MASSAPEQUA**

ADAM WALSH: (A) Variance to allow existing roofed over side platform with steps to grade having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing rear roof over patio exceeding maximum rear yard coverage than permitted by Ordinance. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

E/s/o N. Syracuse Ave., 90 ft. S/o Midlawn Dr. , a/k/a 589 N. Syracuse Avenue, North Massapequa, NY
SEC. 52 BLK. 353 LOT 2 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-205****FARMINGDALE**

DAVID CANDELA: Variance to erect 6 ft. high fence exceeding maximum height across front yard, side/front yard and within 30 ft. from intersection than permitted by Ordinance.

NE/ cor. of S. Zoranne Dr. & W. Zoranne Dr., a/k/a 85 S. Zoranne Drive, Farmingdale, NY
SEC. 49 BLK. 238 LOT 15 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-223****BETHPAGE**

JOHN KORONEOS: (A) Variance to construct 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 to 2 when 3 parking spaces are required. (C) Variance to allow existing pool deck surrounding semi in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing 16 ft. by 10 ft. shed exceeding maximum height and having less rear yard setback than permitted by Ordinance.

S/s/o Manor Dr., 240.77 ft. E/o Spruce Ave., a/k/a 20 Manor Drive, Bethpage, NY
SEC. 46 BLK. 166 LOT 21 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-202****HICKSVILLE**

GAIL & LENNON MARQUES: (A) Variance to construct second story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 67-23 and granted by Decision of the Zoning Board of Appeals, dated January 19, 1967.

N/s/o Pewter Ln., 145 ft. W/o Rover Ln., a/k/a 47 Pewter Lane, Hicksville, NY
SEC. 45 BLK. 288 LOT 14 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-203****HICKSVILLE**

MICHAEL AZZUE: (A) Variance to construct cantilevered second story addition having less average front yard setback, side yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing swimming pool having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing 9.7 ft. by 9.8 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing 4 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance.

E/s/o Gardner Ave., 100 ft. S/o Lowell St. , a/k/a 22 Gardner Avenue, Hicksville, NY
SEC. 11 BLK. 281 LOT 11 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-204****HICKSVILLE**

BILAL MOAREFI: (A) Variance to construct front two story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct front two story addition and second floor addition exceeding maximum gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 12-308 and granted by Decision of the Zoning Board of Appeals, dated August 23, 2012.

SW/ cor. of Brooks St. & 10th St., a/k/a 5 Brooks Street, Hicksville, NY
SEC. 46 BLK. 616 LOT 4 ZONE R1-7

HEARING NO. 11**APPEAL NO. 23-207****HICKSVILLE**

JIMMY CHANDHOK: (A) Variance to allow existing front roof over and carport having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing 5.1 ft. by 3.9 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 10.1 ft. by 12.1 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Sunset Ave., 323.08 ft. W/o Miller Rd. , a/k/a 29 Sunset Avenue, Hicksville, NY
SEC. 12 BLK. 323 LOT 21 ZONE R1-7

HEARING NO. 12**APPEAL NO. 23-209****HICKSVILLE**

SHAJI VALLIKKATTIL: (A) Variance to reconstruct as new dwelling having less average front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Winter Ln., 266.29 ft. E/o Division Ave., a/k/a 106 Winter Lane, Hicksville, NY
SEC. 45 BLK. 303 LOT 18 ZONE R1-7

HEARING NO. 13**APPEAL NO. 23-210****HICKSVILLE**

MICHAEL STINE: Variance to reconstruct as new dwelling with front portico and second floor deck 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.

W/s/o Cedar St., 250 ft. N/o Larch St., a/k/a 62 Cedar Street, Hicksville, NY
SEC. 12 BLK. 328 LOT 66 ZONE R1-7

HEARING NO. 14**APPEAL NO. 23-224****SYOSSET**

WILLIAM VOHS: (A) Variance to erect 6 ft. high fence exceeding maximum height across side/front property line than permitted by Ordinance. (B) Variance to install in-ground swimming pool having less rear yard setback than permitted by Ordinance. (C) Variance to install pool equipment having less side/front property line than permitted by Ordinance.

SE/ cor. of Richard Ln. & Miller Blvd., a/k/a 14 Richard Lane, Syosset, NY

SEC. 15**BLK. 147****LOT 1****ZONE R1-10**

HEARING NO. 15**APPEAL NO. 23-201****GLEN HEAD**

JENNIFER KENNY: Variance to allow existing rear addition exceeding maximum building coverage than permitted by Ordinance.

E/s/o Cherry St., 300 ft. N/o Union Ave., a/k/a 14 Cherry Street, Glen Head, NY

SEC. 20**BLK. 16****LOT 116****ZONE R1-7**

HEARING NO. 16**APPEAL NO. 23-198****LOCUST VALLEY**

ROBERTO WESTERBAND: (A) Variance to construct 63.67 ft. by 48 ft. new dwelling on partial existing and partial new foundation having less average front yard setback, exceeding maximum height and gross floor area than permitted by Ordinance. (B) Variance to allow existing 4 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NE/ cor. of Buckram Rd. & Locust Pl., a/k/a 35 Buckram Road, Locust Valley, NY

SEC. 30**BLK. 24****LOT 118****ZONE R1-7**

HEARING NO. HO 1**APPEAL NO. 23-138****HICKSVILLE**

ASOK CHAUDHURI: (A) Variance to construct second story addition having less front yard setback than permitted by Ordinance. (B) Variance to construct second story addition and second story terrace with patio below having less side yard setback than permitted by Ordinance. (C) Variance to construct second story addition, second story terrace with patio below and allow existing covered patio having less aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct second story terrace with patio below and allow existing covered patio exceeding maximum building coverage than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 14-335 and granted by Decision of the Zoning Board of Appeals, dated September 18, 2014.

N/s/o 8th St., 112 ft. W/o Jerusalem Ave., a/k/a 204 8th Street, Hicksville, NY

SEC. 45**BLK. 91****LOT 130****ZONE R1-7**

HEARING NO. HO 2**APPEAL NO. 23-90****BETHPAGE**

FAWZIA SAHAK: Variance to allow two (2) existing air conditioning units having less side yard setback than permitted by Ordinance.

E/s/o Broadway, S/o Arthur Ave., a/k/a 96 Broadway, Bethpage, NY

SEC. 49**BLK. 22****LOT 71****ZONE R1-7**

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HEARING NO. HO 3

APPEAL NO. 23-135

MASSAPEQUA

BARBARA MAGITO: (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 rear yard setback and front yard setback than permitted by Ordinance.

NW/ cor. of Sunset Rd. & Nassau Rd., a/k/a 65 Sunset Road, Massapequa, NY

SEC. 66

BLK. 22

LOT 32

ZONE R1-10

MAY 8, 2023

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK