



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 - RAYMOND SPAGNUOLO

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 *JUNE 2, 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. 69-63 - AMENDMENT

PLAINVIEW

ANTHONY CATALDO: Amend Specific Plan as presented for Appeal No. 69-63 and granted by Decision of the Zoning Board of Appeals, dated February 20, 1969, to construct one story addition.

SE/ cor. of Manor St. & Westbury Ave., a/k/a 91 Manor Street, Plainview, NY
SEC. 12 BLK. 17 LOT 59 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 21-85 - AMENDMENT

JERICO

MARK STARR: Amend Specific Plan as presented for Appeal No. 21-85 and granted by Decision of the Zoning Board of Appeals, dated March 11, 2021, to allow existing rear deck having less rear yard setback.

E/s/o Fountain Ln., 139.66 ft. S/o Forest Dr., a/k/a 50 Fountain Lane, Jericho, NY
SEC. 12 BLK. 579 LOT 12 ZONE R1-10

HEARING NO. RC 3

APPEAL NO. 68-120 - AMENDMENT

HICKSVILLE

JOHN BAITZ: (A) Amend Decision of Zoning Board of Appeals, dated March 21, 1968 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.

S/s/o North Dr., 325.55 ft. N/o Brewster Pl., a/k/a 4 North Drive, Hicksville, NY
SEC. 46 BLK. 368 LOT 4 ZONE R1-7

HEARING NO. RC 4

APPEAL NO. 86-237 - AMENDMENT

WOODBURY

BENOY THOMAS: Amend Specific Plan as presented for Appeal No. 86-237 and granted by Decision of the Zoning Board of Appeals, dated May 1, 1986, to construct second floor addition, first floor addition, raised concrete stoop with stairs to grade, front concrete patio, rear concrete patio and two (2) air conditioning units.

N/s/o Pond Ridge Rd., E/o Southwoods Rd., a/k/a 4 Pond Ridge Road, Woodbury, NY
SEC. 14 BLK. D LOT 611 ZONE R1-20

HEARING NO. 1

APPEAL NO. 22-226

MASSAPEQUA PARK

CHRISTOPHER SHERLOCK: Variance to construct detached garage exceeding maximum building coverage of the principal building than permitted by Ordinance.

N/s/o Maple Ln., 238.38 ft. E/o Westwood Rd. N., a/k/a 7 Maple Lane, Massapequa Park, NY
SEC. 48 BLK. 564 LOT 16 ZONE R1-7

HEARING NO. 2

APPEAL NO. 22-227

MASSAPEQUA

KRISTINA BISHAI: Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

W/s/o Highwater Ave., 540 ft. S/o Seagull Pl., a/k/a 57 Highwater Avenue, Massapequa, NY
SEC. 66 BLK. 76 LOT 28 ZONE R1-10

HEARING NO. 3

APPEAL NO. 22-228

MASSAPEQUA

TRACEY MAHONEY: (A) Variance to construct rear addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing pool filter having less side yard setback than permitted by Ordinance.

S/s/o N. Virginia Ave., 420 ft. W/o N. Baldwin Dr., a/k/a 368 N. Virginia Avenue, Massapequa, NY
SEC. 52 BLK. 47 LOT 14 ZONE R1-7

HEARING NO. 4

APPEAL NO. 22-229

MASSAPEQUA

ROBERT VIOLA: (A) Variance to construct one story rear addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct rear roof over and outdoor kitchen with gas barbeque having less rear yard setback than permitted by Ordinance. (C) Variance to install pool equipment having less front yard setback than permitted by Ordinance. (D) Variance to construct rear one story addition and rear roof over outdoor kitchen exceeding maximum building coverage and gross floor area than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 17-217 and granted by Decision of the Zoning Board of Appeals, dated June 1, 2017.

N/s/o Lincoln Pl., 100 ft. W/o Seaford Ave., a/k/a 11 Lincoln Place, Massapequa, NY
SEC. 65 BLK. 901 LOT 260 ZONE R1-7

HEARING NO. 5

APPEAL NO. 22-230

NORTH MASSAPEQUA

SKYLAR JANSEN: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow parking three (3) cars in tandem.

S/s/o N. Iowa Ave., 340 W/o N. Baldwin Dr., a/k/a 352 N. Iowa Avenue, North Massapequa, NY
SEC. 52 BLK. 45 LOT 15 ZONE R1-7

HEARING NO. 6**APPEAL NO. 22-231****NORTH MASSAPEQUA**

SKYLAR JANSEN: (A) Variance to construct front roof over having less front yard setback than permitted by Ordinance. (B) Variance to construct one story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing roof over patio having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to construct one story addition, two story addition, front roof over, existing roof over patio and shed exceeding maximum building coverage than permitted by Ordinance. (F) Variance to construct one story addition, two story addition and existing roof over patio exceeding maximum gross floor area than permitted by Ordinance.

S/s/o N. Iowa Ave., 340 W/o N. Baldwin Dr., a/k/a 352 N. Iowa Avenue, North Massapequa, NY
SEC. 52 BLK. 45 LOT 15 ZONE R1-7

HEARING NO. 7**APPEAL NO. 22-232****FARMINGDALE**

ANTHONY COTRONE: (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 of spaces to 2 when 3 spaces are required. (C) Variance to allow existing rear wood decks, hot tub on upper deck abutting dwelling, above-ground swimming pool attached to lower deck abutting dwelling and widened driveway having less side yard setback than permitted by Ordinance.

E/s/o East Dr., 3203.84 ft. S/o West Dr., a/k/a 159 East Drive, Farmingdale, NY
SEC. 48 BLK. 172 LOT 466 ZONE R1-7

HEARING NO. 8**APPEAL NO. 22-233****BETHPAGE**

SUSAN MORANO: (A) Variance to construct 8 ft. by 10 ft. shed having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing side deck having less side yard setback than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

S/s/o Edward St., 60 ft. W/o S. Peach St., a/k/a 28 Edward Street, Bethpage, NY
SEC. 46 BLK. 253 LOT 196 ZONE R1-7

HEARING NO. 9**APPEAL NO. 22-234****BETHPAGE**

JOSEPH GIUGLIANO: (A) Variance to allow existing metal shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing frame shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

W/s/o W. Millpage Dr., N/o Adams Gate, a/k/a 56 W. Millpage Drive, Bethpage, NY
SEC. 49 BLK. 177 LOT 55 ZONE R1-7

HEARING NO. 10**APPEAL NO. 22-235****HICKSVILLE**

PATRICIA & ANTHONY MAZZURCO: Variance to allow existing 14.3 ft. by 12.4 ft. shed exceeding maximum height than permitted by Ordinance.

S/s/o Hunter St., 143 ft. W/o Jay St., a/k/a 5 Hunter Street, Hicksville, NY
SEC. 46 BLK. 478 LOT 4 ZONE R1-7

HEARING NO. 11**APPEAL NO. 22-236****HICKSVILLE**

ANIL A. MASIH: (A) Variance to construct cantilevered 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 construct front portico and cantilevered second story addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance. (D) Variance for parking in required rear yard.

E/s/o Miller Rd., 250 ft. N/o Frank Ave., a/k/a 103 Miller Road, Hicksville, NY

SEC. 12**BLK. 152****LOT 66****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 22-237****HICKSVILLE**

SHAMIM HASSAN: (A) Variance to construct roof over masonry porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct roof over patio attached to detached garage having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct roof over masonry porch, one story additions, two story additions and roof over patio attached to detached garage exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct one story addition, two story additions, second floor addition and roof over patio attached to detached garage exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Kraemer St., 369.4 ft. S/o E. Cherry St., a/k/a 61 Kraemer Street, Hicksville, NY

SEC. 12**BLK. 190****LOT 47****ZONE R1-6**

HEARING NO. 13**APPEAL NO. 22-238****HICKSVILLE**

CALOGERO MANNINO GIFT TRUST: (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 construct rear addition, front portico and walk out bay exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second story addition, rear addition and walk out bay exceeding maximum gross floor area than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 64-299 and granted by Decision of the Zoning Board of Appeals, dated June 3, 1964.

S/s/o Birchwood Park Dr., 164.09 ft. W/o Ketchams Rd., a/k/a 35 Birchwood Park Drive, Hicksville, NY

SEC. 12**BLK. 421****LOT 13****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 22-239****HICKSVILLE**

BALUMDER GILL: (A) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard than permitted by Ordinance. (B) Variance to construct cellar entrance having less average front yard setback than permitted by Ordinance. (C) Variance to construct two story rear addition having less average side/front yard setback than permitted by Ordinance. (D) Variance to construct cantilevered second story addition having less average side/front yard setback than permitted by Ordinance. (E) Variance to construct cantilevered two story addition, cantilevered second story addition and allow existing stoop having less side yard setback than permitted by Ordinance. (F) Variance to construct cantilevered two story addition and cantilevered second story addition having less rear yard setback and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters.

NW/ cor. of Maglie Dr. & Dean St., a/k/a 35 Maglie Drive, Hicksville, NY

SEC. 46**BLK. 580****LOT 2****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 22-240****OLD BETHPAGE**

SANDEEP RANGA: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance.

W/s/o Fairway Dr., 472.69 ft. S/o Hay Path Rd., a/k/a 15 Fairway Drive, Old Bethpage, NY
SEC. 47 BLK. 140 LOT 3 ZONE R1-10

HEARING NO. 16**APPEAL NO. 22-241****PLAINVIEW**

SEPHARDIC SYNAGOGUE OF PLAINVIEW: (A) Variance to allow existing place of worship having less lot size than permitted by Ordinance. (B) Variance to propose little to no landscape buffer between residential and commercial zones along both side property lines. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 42 parking spaces are required.

S/s/o Country Dr., 95.38 ft. W/o Manetto Hill Rd., a/k/a 51 Country Drive, Plainview, NY
SEC. 12 BLK. 478 LOT 20 ZONE R1-7

HEARING NO. 17**APPEAL NO. 22-242****PLAINVIEW**

RAJVIR KUMAR: (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.

W/s/o Burton Ave., 85 ft. N/o Haypath Rd., a/k/a 71 Burton Avenue, Plainview, NY
SEC. 47 BLK. 43 LOT 13 ZONE R1-7

HEARING NO. 18**APPEAL NO. 22-243****JERICHO**

SHOU FENG LI: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Carlisle Rd., S/o Woodbridge Ln., a/k/a 702 Carlisle Road, Jericho, NY
SEC. 12 BLK. 562 LOT 27 ZONE R1-7

HEARING NO. 19**APPEAL NO. 22-244****GLEN HEAD**

THOMAS J. DEVITO, JR.: Variance to construct new dwelling having less roof pitch than permitted by Ordinance.

W/s/o Lincoln Ave., 354.61 ft. S/o Glenwood Rd., a/k/a 13 Lincoln Avenue, Glen Head, NY
SEC. 20 BLK. 12 LOT 57 ZONE R1-7

HEARING NO. 20**APPEAL NO. 22-245****LOCUST VALLEY**

KATHLEEN SKLAVOS: (A) Variance to construct one story addition and open porch having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 12-251 and granted by Decision of the Zoning Board of Appeals, dated August 9, 2012.

S/s/o Michael F. St., E/o Bayville Rd., a/k/a 12 Michael F. Street, Locust Valley, NY
SEC. 29 BLK. D LOT 925 ZONE R1-7

HEARING NO. 21**APPEAL NO. 22-246****OYSTER BAY**

JOHN B. & LORRAINE A. QUIRK: Variance to allow existing 15.5 ft. by 15.5 ft. pavilion having less side yard setback and exceeding maximum height than permitted by Ordinance.

W/s/o Summers St., 150 ft. N/o Soundview Ave., a/k/a 152 Summers Street, Oyster Bay, NY
SEC. 27 BLK. 59 LOT 37 ZONE R1-6/OB

HEARING NO. 22**APPEAL NO. 22-247****OYSTER BAY**

JOHN & LYNN MAVROS: (A) Variance to construct rear platform with steps to grade, allow existing one story addition, deck and wood burning fireplace having less side yard setback than permitted by Ordinance. (B) Variance to construct rear platform with steps to grade, allow existing one story addition and deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Orchard St., 454.51 ft. E/o Lexington Ave., a/k/a 78 Orchard Street, Oyster Bay, NY
SEC. 27 BLK. 6 LOT 5 ZONE R1-6/OB

HEARING NO. HO 1**APPEAL NO. 22-172****JERICHO**

APRIL SONG: Variance to construct sunroom having less side yard setback and exceeding maximum building coverage than permitted by Ordinance.

S/s/o Halsey Ave., 484.93 ft. E/o Leahy St., a/k/a 216 Halsey Avenue, Jericho, NY
SEC. 11 BLK. 359 LOT 9 ZONE R1-10

HEARING NO. HO 2**APPEAL NO. 22-177****MASSAPEQUA**

MICHAEL BISHAI: (A) Variance to construct roofed-over front porch and front garage extension having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing pool heater having less front yard setback and side yard setback than permitted by Ordinance. (C) Variance to construct roofed-over front porch, allow existing outdoor kitchen and outdoor shower having less side yard setback than permitted by Ordinance. (D) Variance to allow existing outdoor kitchen having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing 7.8 ft. by 12.1 ft. shed having less side yard setback than permitted by Ordinance. (F) Variance to construct front garage extension, roofed-over front porch and shed exceeding maximum building coverage than permitted by Ordinance. (G) Variance to construct garage extension and roofed-over front porch exceeding maximum gross floor area than permitted by Ordinance. (G) Amend Specific Plans as presented for Appeal No. 11-388 and granted by Decision of the Zoning Board of Appeals, dated October 20, 2011 and for Appeal No. 08-372 and granted by Decision of the Zoning Board of Appeals, dated September 18, 2008.

W/s/o Beach Rd., 2,459.73 ft. S/o Canal Rd., a/k/a 5 Beach Road, Massapequa, NY
SEC. 65 BLK. 173 LOT 797 ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 22-178

MASSAPEQUA

STEVEN & RACHEL VANCURA: (A) Variance to construct second story addition having less side yard setback than permitted by Ordinance. (B) Variance to construct front roof over porch and allow existing rear roof over patio exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing rear roof over patio having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Seaview Avenue) than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 18-447 and granted by Decision of the Zoning Board of Appeals, dated October 18, 2018.

SW/ cor. of Carman St. & Seaview Ave., a/k/a 53 Carman Street, Massapequa, NY

SEC. 66

BLK. 95

LOT 1

ZONE R1-10

MAY 23, 2022

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK