



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 *JUNE 3, 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. 88-02 - AMENDMENT

BETHPAGE

MICHAEL NOFI: Amend Specific Plan as presented for Appeal No. 88-02 and granted by Decision of the Zoning Board of Appeals, dated January 7, 1988 and amended by Decision of the Zoning Board of Appeals, dated August 23, 2012, to allow existing second story rear wood deck and hot tub to remain.

N/s/o Evergreen Ave., 135 ft. W/o Farmers Ave., a/k/a 129 Evergreen Avenue, Bethpage, NY
SEC. 46 BLK. 157 LOT 14 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 61-663 - AMENDMENT

FARMINGDALE

ZUBAR MODIYNA: Amend Specific Plan as presented for Appeal No. 61-663 and granted by Decision of the Zoning Board of Appeals, dated December 21, 1961, to allow existing roof over connecting existing two-family dwelling to detached garage to remain.

SE/ cor. of Main St. & Crestwood Blvd., a/k/a 836 Main Street, Farmingdale, NY
SEC. 48 BLK. 267 LOT 48 ZONE NB

HEARING NO. RC 3

APPEAL NO. 14-404 - AMENDMENT

PLAINVIEW

CAROLE WHITEHEAD: Amend Specific Plan as presented for Appeal No. 14-404 and granted by Decision of the Zoning Board of Appeals, dated December 18, 2014, to construct one story rear addition, garage conversion and allow existing front platform with steps to grade to remain.

W/s/o Sylvia Ln., 530.17 ft. S/o Warren Pl., a/k/a 37 Sylvia Lane, Plainview, NY
SEC. 12 BLK. 405 LOT 49 ZONE R1-7

HEARING NO. 1

APPEAL NO. 21-215

MASSAPEQUA

BRIAN VOLPI: (A) Variance to allow existing roof over front porch with steps having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o North Dr., 80 ft. E/o Sunset Dr., a/k/a 123 North Drive, Massapequa, NY
SEC. 48 BLK. 177 LOT 65 ZONE R1-7

HEARING NO. 2

APPEAL NO. 21-216

MASSAPEQUA

MARY BETH DELLAROCCA: (A) Variance to allow existing 8.2 ft. by 11.9 ft. shed (West) having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 8.2 ft. by 6.16 ft. shed (East) having less side/front yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Bell Place) than permitted by Ordinance.

NW/ cor. of Rhode Island Ave. & Bell Pl., a/k/a 207 Rhode Island Avenue, Massapequa, NY
SEC. 48 BLK. 97 LOT 39 ZONE R1-7

HEARING NO. 3

APPEAL NO. 21-217

MASSAPEQUA

JASON GOITIA: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SE/ cor. of Lincoln Ave. & Berkshire Pl., a/k/a 69 Lincoln Avenue, Massapequa, NY
SEC. 57 BLK. 81 LOT 13 ZONE R1-7

HEARING NO. 4

APPEAL NO. 21-218

MASSAPEQUA

JAMES & BERNEDETTE WENDELKEN: Variance to construct cellar entrance having less side yard setback than permitted by Ordinance.

W/s/o Amherst Pl., 71.03 ft. S/o S/o Beaumont Ave., a/k/a 15 Amherst Place, Massapequa, NY
SEC. 57 BLK. 221 LOT 5 ZONE R1-7

HEARING NO. 5

APPEAL NO. 21-219

MASSAPEQUA

NICOLLE PASSARELLA: Variance to allow existing 13.1 ft. by 9.9 ft. metal shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Massachusetts Ave., 460 ft. E/o Central Ave., a/k/a 131 Massachusetts Ave., Massapequa, NY
SEC. 52 BLK. 193 LOT 2053 ZONE R1-7

HEARING NO. 6

APPEAL NO. 21-220

MASSAPEQUA

ANTHONY ARGILA: Variance to construct roof over patio having less side yard setback and exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Sunrise Dr. & Charles St., a/k/a 121 Sunrise Drive, Massapequa, NY
SEC. 48 BLK. 185 LOT 28 ZONE R1-7

HEARING NO. 7

APPEAL NO. 21-221

MASSAPEQUA

PETER LAROCCO: (A) Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Clinton Place) and maximum height within 30 ft. of intersection than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 66-536 and granted by Decision of the Zoning Board of Appeals, dated September 29, 1966 and amended by Decision of the Zoning Board of Appeals, dated November 30, 2006.

SW /cor. of Leonard Dr. & Clinton Pl., a/k/a 94 Leonard Drive, Massapequa, NY
SEC. 65 BLK. 204 LOT 1 ZONE R1-7

HEARING NO. 8

APPEAL NO. 21-222

NORTH MASSAPEQUA

ROBERT COFFEY: (A) Variance to construct one story addition having less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 20-213 and granted by Decision of the Zoning Board of Appeals, dated July 23, 2020.

S/s/o N. Linden St., 316.67 ft. E/o N. Central Ave, a/k/a 312 N. Linden Street, North Massapequa, NY
SEC. 52 BLK. 86 LOT 38 ZONE R1-7

HEARING NO. 9

APPEAL NO. 21-223

NORTH MASSAPEQUA

KAITLYN WARD: (A) Variance to construct detached garage having less side/front yard setback than permitted by Ordinance. (B) Variance to construct second floor addition having less side yard setback than permitted by Ordinance. (C) Variance to allow existing roof deck having less side yard setback than permitted by Ordinance; also encroachment of eave and gutter.

SW/ cor. of N. Elm St. & N. Park Ave., a/k/a 264 N. Elm Street, North Massapequa, NY
SEC. 52 BLK. 77 LOT 1 ZONE R1-7

HEARING NO. 10

APPEAL NO. 21-224

NORTH MASSAPEQUA

RONALD & MAUREEN PROVERDI: (A) Variance to allow existing enclosed front porch to habitable space having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing kitchen overhang bump out, front platform with steps to grade and rear platform with steps to grade having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow existing kitchen overhang bump out having less aggregate side yards than permitted by Ordinance.

S/s/o N. Rutherford Ave., E/o N. Bay Ave., a/k/a 222 N. Rutherford Avenue, North Massapequa, NY
SEC. 52 BLK. 55 LOT 2118 ZONE R1-10

HEARING NO. 11

APPEAL NO. 21-225

FARMINGDALE

GEORGE ANDRIOTTI: (A) Variance to allow existing shed having less side yard setback and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing egress wells exceeding maximum encroachment into side yard than permitted by Ordinance. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

W/s/o Miller Rd., 176.95 ft. N/o Andrew Rd., a/k/a 17 Miller Road, Farmingdale, NY
SEC. 49 BLK. 234 LOT 4 ZONE R1-7

HEARING NO. 12

APPEAL NO. 21-226

BETHPAGE

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

NW/ cor. of Byron Ln. & Shelly Ln., a/k/a 8 Byron Lane, Bethpage, NY
SEC. 49 BLK. 240 LOT 11 ZONE R1-7

HEARING NO. 13

APPEAL NO. 21-227

HICKSVILLE

MAJID HAROON: Variance to construct new dwelling having less lot size, width of lot at front property line and width of lot to required rear yard than permitted by Ordinance. **PARCEL B**

S/s/o E. Cherry St., 55.38 ft. E/o Charles St., a/k/a Charles Street, Hicksville, NY

SEC. 12 BLK. 132 LOT 44 ZONE R1-6

HEARING NO. 14

APPEAL NO. 21-228

HICKSVILLE

MAJID HAROON: **(A)** Variance to allow existing dwelling having less width of lot and side yard setback than permitted by Ordinance. **(B)** Variance to allow existing deck and landing with steps to grade having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing deck having less rear yard setback than permitted by Ordinance. **PARCEL A**

SE/ cor. of Charles St. & E. Cherry St., a/k/a Charles Street, Hicksville, NY

SEC. 12 BLK. 132 LOT 44 ZONE R1-6

HEARING NO. 15

APPEAL NO. 21-229

HICKSVILLE

KENWAR SAINI: **(A)** Variance to construct front porch having less side yard setback and aggregate side yards than permitted by Ordinance. **(B)** Variance to construct side steps and landing having less aggregate side yards than permitted by Ordinance. **(C)** Variance to construct screened sunroom, front porch and detached garage exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Stanley St., 95 ft. E/o Cliff Dr., a/k/a 11 Stanley Street, Hicksville, NY

SEC. 12 BLK. 336 LOT 25 ZONE R1-7

HEARING NO. 16

APPEAL NO. 21-230

HICKSVILLE

MANJINDER SINGH: **(A)** Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing 5 ft. high fence exceeding maximum height in front yard (Pollok Place) than permitted by Ordinance. **(C)** Variance to allow existing 3 ft. high fence exceeding maximum height within 30 ft. radius of corner than permitted by Ordinance.

NW/ cor. of Colony St. & Pollok Pl., a/k/a 27 Colony Street, Hicksville, NY

SEC. 12 BLK. 107 LOT 48 ZONE R1-7

HEARING NO. 17

APPEAL NO. 21-231

HICKSVILLE

JEFFREY SISSONS: **(A)** Variance to allow existing rear addition 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 to allow existing 5 ft. high fence exceeding maximum height in front yard than permitted by Ordinance.

E/s/o Cortland Ave., 200 ft. S/o Malone St., a/k/a 114 Cortland Avenue, Hicksville, NY

SEC. 45 BLK. 59 LOT 13 ZONE R1-7

HEARING NO. 18

APPEAL NO. 21-232

HICKSVILLE

VINCENT PADAVANO: (A) Variance to construct roof over porch having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to install generator having less side yard setback than permitted by Ordinance.

W/s/o Linden Blvd., 225.09 ft. N/o Lenore Ave., a/k/a 88 Linden Boulevard, Hicksville, NY
SEC. 46 BLK. 381 LOT 24 ZONE R1-7

HEARING NO. 19

APPEAL NO. 21-233

HICKSVILLE

ROLANDO QUINONEZ: (A) Variance to allow existing portico having less front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 17-34 and granted by Decision of the Zoning Board of Appeals, dated February 16, 2017.

N/s/o Princess St., 50 ft. E/o Burns Ave, a/k/a 150 Princess Street, Hicksville, NY
SEC. 11 BLK. 246 LOT 30 ZONE R1-7

HEARING NO. 20

APPEAL NO. 21-234

PLAINVIEW

JANOS SASVARI: (A) Variance to allow existing rear wood deck with privacy fence on top abutting swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing decks exceeding maximum building coverage than permitted by Ordinance.

N/s/o Fresno Dr., 71.99 ft. W/o Wilshire Ln., a/k/a 6 Fresno Drive, Plainview, NY
SEC. 47 BLK. 107 LOT 2 ZONE R1-7

HEARING NO. 21

APPEAL NO. 21-235

PLAINVIEW

LISA STUMPF: Variance to reconstruct new dwelling having less side yard setback, aggregate side yards, exceeding maximum gross floor area and building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Charlotte Pl., 100.50 ft. E/o Morton Blvd., a/k/a 43 Charlotte Place, Plainview, NY
SEC. 47 BLK. 17 LOT 36 ZONE R1-7

HEARING NO. 22

APPEAL NO. 21-236

PLAINVIEW

ROBERT RUSSELL: Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o Lane Ave., 80 ft. W/o Redwood Dr., a/k/a 33 Lane Avenue, Plainview, NY
SEC. 46 BLK. 554 LOT 17 ZONE R1-7

HEARING NO. 23

APPEAL NO. 21-237

PLAINVIEW

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

N/s/o Dartmouth Dr., E/o Gainsville Dr., a/k/a 17 Dartmouth Drive, Plainview, NY
SEC. 12 BLK. 621 LOT 15 ZONE R1-10

HEARING NO. 24

APPEAL NO. 21-238

JERICHO

AJAY GANDHI: (A) Variance to allow existing air conditioning unit having less side yard setback 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. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (18th Street) than permitted by Ordinance.

SE/ cor. of Burke Ave. & 18th St., a/k/a 15 Burke Avenue, Jericho, NY

SEC. 12

BLK. 216

LOT 12

ZONE R1-7

HEARING NO. 25

APPEAL NO. 21-239

JERICHO

JAMES PARK: (A) Variance to construct one story front addition with portico with steps and landing exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story front addition and roof changes exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Birchwood Park Dr., 144.73 ft. E/o Placid St., a/k/a 94 Birchwood Park Drive, Jericho, NY

SEC. 12

BLK. 514

LOT 3

ZONE R1-10

HEARING NO. 26

APPEAL NO. 21-240

SYOSSET

EVA CAMPO: (A) Variance to construct pavilion exceeding maximum building coverage, gross floor area and height than permitted by Ordinance. (B) Variance to install pool equipment, including electric pool heater having less front yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Candy Ln., 90 ft. S/o Milton Ln., a/k/a 45 Candy Lane, Syosset, NY

SEC. 15

BLK. 113

LOT 14

ZONE R1-7

HEARING NO. 27

APPEAL NO. 21-241

SYOSSET

LARRY & ANNA MCGANNON: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height in front yard than permitted by Ordinance.

N/s/o Tacoma Ln., 447.20 ft. W/o Gary Rd., a/k/a 11 Tacoma Lane, Syosset, NY

SEC. 12

BLK. 400

LOT 21

ZONE R1-7

HEARING NO. 28

APPEAL NO. 21-242

GLEN HEAD

DIANE BASSO: (A) Variance to construct new dwelling on partially existing foundation having less front yard setback than permitted by Ordinance. (B) Variance to construct detached garage having less front yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less front yard setback than permitted by Ordinance. (D) Amend Specific Plans as presented for Appeal No. 03-379 and granted by Decision of the Zoning Board of Appeals, dated July 24, 2003 and for Appeal No. 20-229 and granted by Decision of the Zoning Board of Appeals, dated July 23, 2020.

S/s/o Frost Pond Rd., 241.46 ft. E/o Crossway, a/k/a 162 Frost Pond Road, Glen Head, NY

SEC. 22

BLK. E

LOT 361

ZONE R1-1A

HEARING NO. 29

APPEAL NO. 21-243

GLEN HEAD

ANTHONY J. VELLA: Variance to install natural gas generator in front yard.

NW/ cor. of University Pl. & Radcliff Blvd., a/k/a 8 University Place, Glen Head, NY

SEC. 20

BLK. 82

LOT 12

ZONE R1-7

HEARING NO. 30

APPEAL NO. 21-244

LOCUST VALLEY

MARY ANN WILLS: Variance to allow existing 6 ft. high fence exceeding maximum side/front yard than permitted by Ordinance.

SE/ cor. of Meleny Rd. & Allen Dr., a/k/a 2 Meleny Road, Locust Valley, NY

SEC. 29

BLK. 69

LOT 2

ZONE R1-7

HEARING NO. 31

APPEAL NO. 21-245

LOCUST VALLEY

WILLIAM SKEBEY: Variance to allow existing raised patio having less rear yard setback than permitted by Ordinance.

W/s/o Fox Ridge Ln., 800 ft. W/o Bayville Rd., a/k/a 23 Fox Ridge Lane, Locust Valley, NY

SEC. 30

BLK. 68

LOT 42

ZONE R1-10

HEARING NO. HO 1

APPEAL NO. 21-157

PLAINVIEW

JOHN O'CONNOR: Variance to allow existing rear platform with steps to grade exceeding maximum building coverage than permitted by Ordinance.

S/s/o Audley Cir., 167.06 ft. W/o Keswick Ln., a/k/a 40 Audley Circle, Plainview, NY

SEC. 46

BLK. 592

LOT 5

ZONE R1-7

MAY 24, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK