



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

ARLENE VAN LOAN, *Chairwoman* – LOIS SCHMITT – LEWIS J. YEVOLI – RITA BYRNE
KATHLEEN MULLIGAN – REBECCA M. ALESIA

PUBLIC HEARING CALENDAR

NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS
Pursuant to the provisions of *Chapter 246, Article III, Section 246-18-E* 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 11, 2020*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Chapter 246, Article III, Section 246-18-E of the Code of the Town of Oyster Bay, and New York State Executive Order No. 202.1, et. seq. 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, 54 Audrey Avenue, Oyster Bay, New York, on JUNE 11, 2020, at 7:00 P.M., to be held remotely, and the public has the ability to view or listen to such proceeding via live stream at www.oysterbaytown.com, and that such meeting will be recorded and later transcribed, to consider the following appeal:

MEMBERS OF THE PUBLIC MAY COMMENT ON APPLICATIONS.
COMMENTS TO BE HEARD ON THE NIGHT OF THE HEARING AND ENTERED INTO THE RECORD AT THAT TIME MUST BE RECEIVED BY THE ZONING BOARD OF APPEALS BY 4 P.M. THE DATE OF THE HEARING, COMMENTS TO BE ENTERED INTO THE RECORD FOLLOWING THE HEARING MUST BE RECEIVED BY THE NEXT WEDNESDAY FOLLOWING THE HEARING DATE BY 4 P.M.

COMMENTS SHALL BE SENT EITHER:
VIA E-MAIL TO: SCLONINGER@OYSTERBAY-NY.GOV
VIA MAIL TO: ZONING BOARD OF APPEALS
74 Audrey Avenue
Oyster Bay, NY 11771

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 19-205- AMENDMENT **BETHPAGE**

ZORN REALTIES: Amend Specific Plan as presented for Appeal No. 19-205 and granted by Decision of the Zoning Board of Appeals, dated April 25, 2019, to erect 138.6 sq. ft. double sided illuminated ground sign having less setback than permitted by Ordinance.

N/s/o Hempstead Tpke., 111.5 ft. W/o Seaford Oyster Bay Expressway, a/k/a 4321 Hempstead Tpke., Bethpage, NY

SEC. 49 **BLK. C** **LOT 282** **ZONE GB**

HEARING NO. RC 2

APPEAL NO. 10-114- AMENDMENT **EAST NORWICH**

CRAIG KAMBACK: Amend Specific Plan as presented for Appeal No. 10-114 and granted by Decision of the Zoning Board of Appeals, dated May 6, 2010, to construct one story addition, interior alterations and partial garage conversion to habitable space.

W/s/o Briarcliff Dr. 160 ft. S/o Radcliff Dr. N., a/k/a 119 Briarcliff Drive, East Norwich, NY

SEC. 24 **BLK. 16** **LOT 5** **ZONE R1-7**

HEARING NO. RC 3

APPEAL NO. 63-183- AMENDMENT

MASSAPEQUA

MICHAEL CIESLA: Amend Specific Plan as presented for Appeal No. 63-183 and granted by Decision of the Zoning Board of Appeals, dated May 16, 1963 to construct second story addition, interior alterations and allow existing enclosed porch.

S/s/o Massachusetts Ave., E/o Ocean Ave., a/k/a 206 Massachusetts Avenue, Massapequa, NY
SEC. 48 BLK. 109 LOT 15 ZONE R1-7

HEARING NO. 1

APPEAL NO. 20-140

MASSAPEQUA

IZZY MULLER CORP. c/o LARRY MULLER: (A) Variance to install generator having less side yard setback than permitted by Ordinance. (B) Variance to install pool heater and filter having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 18-416 and granted by Decision of the Zoning Board of Appeals, dated November 15, 2018.

S/s/o Brockmeyer Dr., 1319.41 ft. W/o Forest Ave., a/k/a 44 Brockmeyer Drive, Massapequa, NY
SEC. 65 BLK. 1601 LOT 425 ZONE R1-7

HEARING NO. 2

APPEAL NO. 20-141

MASSAPEQUA

JOSEPH LIANA: (A) Variance to allow existing deck and South side overhang of roof exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 07-149 and granted by Decision of the Zoning Board of Appeals, dated March 29, 2007.

E/s/o Rivera Dr. E., 834.17 ft. S/o Sweet Blvd., a/k/a 26 Riviera Drive E., Massapequa, NY
SEC. 65 BLK. 227 LOT 60 ZONE R1-10

HEARING NO. 3

APPEAL NO. 20-142

MASSAPEQUA

ROSEMARIE FULLAM: (A) Variance to construct new dwelling having less roof pitch than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-498 and granted by Decision of the Zoning Board of Appeals, dated October 3, 2019.

NW/ cor. of East Dr. & Ernest St., a/k/a 132 East Drive, Massapequa, NY
SEC. 48 BLK. 191 LOT 20 ZONE R1-7

HEARING NO. 4

APPEAL NO. 20-143

FARMINGDALE

CINDY SONNEBORN: (A) Variance to allow existing deck 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) Variance to allow existing swimming pool having less front yard setback and side yard setback than permitted by Ordinance. (D) Variance to allow existing pool filter having less front yard setback than permitted by Ordinance. (E) Variance to erect 4 ft. high PVC fence for pool enclosure having less setback from pool than permitted by Ordinance.

S/s/o Plitt Ave., 49.60 ft. W/o Powell St., a/k/a 24 Plitt Avenue, Farmingdale, NY
SEC. 48 BLK. 510 LOT 106 ZONE R1-7

HEARING NO. 5

APPEAL NO. 20-144

FARMINGDALE

CHRISTINA MCCARTHY: Variance to construct rear roof over exceeding maximum building coverage than permitted by Ordinance.

E/s/o E. Zoranne Dr., 1381.99 ft. N/o Frey Rd., a/k/a 166 E. Zoranne Drive, Farmingdale, NY
SEC. 49 BLK. 156 LOT 34 ZONE R1-7

HEARING NO. 6

APPEAL NO. 20-145

FARMINGDALE

JAMES CAROLLO: Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Vandewater Street) than permitted by Ordinance.

SE/ cor. Michel Ave. & Vandewater St., a/k/a 30 Michel Avenue, Farmingdale, NY
SEC. 48 BLK. 507 LOT 11 ZONE R1-7

HEARING NO. 7

APPEAL NO. 20-146

BETHPAGE

BETHPAGE GROUP LLC: Variance to erect 7.92 ft. by 5.33 ft. double sided illuminated ground sign having less front yard setback and exceeding maximum sign area than permitted by Ordinance.

S/s/o Hempstead Tpke., 718.49 ft. E/o Hicksville Rd., a/k/a 4070-4090 Hempstead Tpke., Bethpage, NY
SEC. 49 BLK. E LOT 40 ZONE GB

HEARING NO. 8

APPEAL NO. 20-147

BETHPAGE

ANDREW CUEVAS: Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard and maximum height within 30 feet of intersection than permitted by Ordinance.

NW/ cor. of S. Hermann Ave. & Wilson Ln., a/k/a 81 S. Hermann Avenue, Bethpage, NY
SEC. 49 BLK. 23 LOT 161 ZONE R1-7

HEARING NO. 9

APPEAL NO. 20-148

BETHPAGE

MILTON BISONO: Variance to allow an existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

W/s/o Plainview Rd., 150 ft. S/o Broadway, a/k/a 16 Plainview Road, Bethpage, NY
SEC. 46 BLK. 576 LOT 32 ZONE R1-7

HEARING NO. 10

APPEAL NO. 20-149

BETHPAGE

LISA CAPUTO: (A) Variance to allow tandem parking for five (5) vehicles. (B) Amend Specific Plan as presented for Appeal No. 20-5 and granted by Decision of the Zoning Board of Appeals, dated January 16, 2020.

W/s/o Broadway, 351.08 ft. S/o Burkhardt Rd., a/k/a 375 Broadway, Bethpage, NY
SEC. 46 BLK. 62 LOT 1 ZONE NB

HEARING NO. 11**APPEAL NO. 20-150****BETHPAGE**

STEPHEN DEANGELIS: (A) Variance to allow existing second floor addition having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

E/s/o Appleby Ln., 113 ft. N/o Chevy Ln., a/k/a 14 Appleby Lane, Bethpage, NY
SEC. 46 BLK. 538 LOT 38 ZONE R1-7

HEARING NO. 12**APPEAL NO. 20-151****BETHPAGE**

VIVIAN & STANLEY J. BORUSHIK: (A) Variance to allow existing box bay window and front paver patio porch having less average front yard setback (Cranberry Lane) than permitted by Ordinance. (B) Variance to allow existing front porch with steps and landings having less average side/front yard setback (Thorpe Lane) than permitted by Ordinance. (C) Variance to allow existing wood deck having less side yard setback than permitted by Ordinance. (D) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (E) Variance to allow existing 3 ft. high fence exceeding maximum height within 30 ft. of corner than permitted by Ordinance.

SW/ cor. of Thorpe Ln. & Cranberry Ln., a/k/a 1 Thorpe Lane, Bethpage, NY
SEC. 46 BLK. 593 LOT 7 ZONE R1-7

HEARING NO. 13**APPEAL NO. 20-152****HICKSVILLE**

RICHARD CACCIOPPOLI: (A) Variance to allow existing second story addition having less side yard setback and roof pitch than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to allow existing shed and one story addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing second story addition, one story addition and deck exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing shed attached to detached garage exceeding maximum building coverage for an accessory structure, building coverage of the principal building, having less side yard setback and rear yard setback than permitted by Ordinance.

E/s/o Smith St., 554.88 ft. N/o Ronald Ave., a/k/a 41 Smith Street, Hicksville, NY
SEC. 12 BLK. 158 LOT 71 ZONE R1-7

HEARING NO. 14**APPEAL NO. 20-153****HICKSVILLE**

VINCENT & LORRAINE GUERRA: (A) Variance to construct a 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 construct widened driveway and cellar entrance having less side yard setback than permitted by Ordinance.

E/s/o East Ave., 70 ft. N/o Third St., a/k/a 176 East Avenue, Hicksville, NY
SEC. 45 BLK. 63 LOT 261 ZONE R1-7

HEARING NO. 15**APPEAL NO. 20-154****HICKSVILLE**

KUNJAMMA THOMAS: Variance to proposed front portico and rear platform with steps to grade exceeding maximum building coverage than permitted by Ordinance.

S/s/o Edward Ave., 360 ft. E/o New South Rd., a/k/a 59 Edward Avenue, Hicksville, NY
SEC. 46 BLK. 4 LOT 338 ZONE R1-10

HEARING NO. 16

APPEAL NO. 20-155

HICKSVILLE

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

E/s/o Burns Ave., 147.99 ft. S/o Windsor St., a/k/a 68 Burns Avenue, Hicksville, NY

SEC. 11

BLK. D

LOT 1326

ZONE R1-7

HEARING NO. 17

APPEAL NO. 20-156

HICKSVILLE

SHAMEEM AKHTER: (A) Variance to construct a second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to construct second story addition having less aggregate side yards than permitted by Ordinance.

E/s/o Division Ave., 140 ft. N/o Spindle Rd., a/k/a 477 Division Avenue, Hicksville, NY

SEC. 45

BLK. 295

LOT 14

ZONE R1-7

HEARING NO. 18

APPEAL NO. 20-157

PLAINVIEW

ROCCO BOVE: (A) Variance to construct roof over patio and allow existing shed having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct roof over patio exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Janet Dr., 340 ft. S/o Surrey Ln., a/k/a 21 Janet Drive, Plainview, NY

SEC. 46

BLK. 528

LOT 22

ZONE R1-7

HEARING NO. 19

APPEAL NO. 20-158

JERICO

ROBERT WOZNAK: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (Chenango Drive) than permitted by Ordinance.

NW/ cor. Livingston Ave. & Chenango Dr., a/k/a 1 Livingston Avenue, Jericho, NY

SEC. 11

BLK. 477

LOT 1

ZONE R1-10

HEARING NO. 20

APPEAL NO. 20-159

GLEN HEAD

DENNIS NOCHOWITZ: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing deck having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Brookville Ln., 231.98 N/o High Farms Rd., a/k/a 197 Brookville Lane, Glen Head, NY

SEC. 22

BLK. E

LOT 358

ZONE R1-1A

HEARING NO. HO 1

APPEAL NO. 19-611

HICKSVILLE

PERFLAND PROPERTIES, INC.: Direct Appeal for an interpretation pursuant to Chapter 246 Section 12.3.6 of the Code of the Town of Oyster Bay.

N/s/o E. Marie St., 141.41 ft. E/o Bay Ave., a/k/a 92 East Marie Street, Hicksville, NY

SEC. 12

BLK. 238

LOTS 25, 26 & 27

ZONE GB

HEARING NO. HO 2

APPEAL NO. 20-43

BETHPAGE

JASON FLEISCHMAN: (A) Variance to allow existing rear deck with roof over having less side yard setback than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Ellen St., 520 ft. E/o Alice Ct., a/k/a 83 Ellen Street, Bethpage, NY

SEC. 46

BLK. 552

LOT 10

ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 20-56

SYOSSET

MICHAEL J. O'LEARY, JR.: (A) Variance to construct deck and barbeque atop deck having less side yard setback than permitted by Ordinance. (B) Variance to construct pergola exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Evelyn Ln., 80 ft. S/o Kathleen Dr. N., a/k/a 41 Evelyn Lane, Syosset, NY

SEC. 15

BLK. 127

LOT 4

ZONE R1-7

JUNE 1, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK