



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 17, 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. 13-107 - AMENDMENT

OYSTER BAY

LORI LAWRENCE: Amend Specific Plan as presented for Appeal No. 13-107 and granted by Decision of the Zoning Board of Appeals, dated March 21, 2013, to construct front roofed over porch and rear deck.

E/s/o Park Ave., 100.90 ft. S/o Berry Hill Rd., a/k/a 63 Park Avenue, Oyster Bay, NY
SEC. 27 BLK. 60 LOT 39 ZONE R1-6

HEARING NO. RC 2

APPEAL NO. 86-548 - AMENDMENT

MASSAPEQUA

JACQUELINE NENCHIN: (A) Amend Decision of Zoning Board of Appeals, October 30, 1986 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership and 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.

N/s/o Commonwealth Ave., 70 ft. E/o Central Ave., a/k/a 121 Commonwealth Ave., Massapequa, NY
SEC. 52 BLK. 192 LOT 2008 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 69-114 - AMENDMENT

PLAINVIEW

HASSAN HASHMAT MIAN: Amend Specific Plan as presented for Appeal No. 69-114 and granted by Decision of the Zoning Board of Appeals, dated April 10, 1969, to construct covered front porch, one story rear addition, air conditioning unit, rear platform with steps to grade, interior alterations and to allow existing garage conversion and 6 ft. high fence.

NW/ cor. of Edi Ct. & Edi Ave., a/k/a 26 Edi Court, Plainview, NY
SEC. 12 BLK. 374 LOT 34 ZONE R1-7

HEARING NO. RC 4

APPEAL NO. 01-77 - AMENDMENT

MASSAPEQUA

PATRICK & DENISE BOURGAL: Amend Specific Plan as presented for Appeal No. 01-77 and granted by Decision of the Zoning Board of Appeals, dated February 15, 2001, to allow existing addition, front porch, two (2) bow windows and sliding glass door to remain.

E/s/o Westgate Rd., 750 ft. N/o Henderson Rd., a/k/a 85 Westgate Road, Massapequa, NY
SEC. 48 BLK. 570 LOT 32 ZONE R1-6

HEARING NO. RC 5**APPEAL NO. 09-321 - AMENDMENT**
APPEAL NO. 09-551 - AMENDMENT**EAST NORWICH**

PAULA & RICHARD PETRONE: Amend Specific Plans as presented for Appeal No. 09-321 and granted by Decision of the Zoning Board of Appeals, dated June 25, 2009 and amended by Decision of the Zoning Board of Appeals, dated November 19, 2009 and for Appeal No. 09-551 and granted by Decision of the Zoning Board of Appeals, dated November 19, 2009, to convert existing enclosed porch to den.

N/s/o Radcliffe Dr. N, 17.02 ft. N/o Radcliffe Dr. W., a/k/a 142 Radcliffe Drive N., East Norwich, NY
SEC. 24 BLK. 10 LOT 22 ZONE R1-7

HEARING NO. RC 6**APPEAL NO. 16-430 - AMENDMENT****HICKSVILLE**

SILVA CALIXTO: (A) Amend Decision of Zoning Board of Appeals, October 20, 2016 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership and 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.

SW/ cor. of Blueberry Ln. & Ballard Ln., a/k/a 228 Blueberry Lane, Hicksville, NY
SEC. 45 BLK. 377 LOT 13 ZONE R1-7

HEARING NO. 1**APPEAL NO. 21-246****MASSAPEQUA**

STEPHEN MURPHY: (A) Variance to allow existing swimming pool with abutting wood deck having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing rear deck with steps to grade and shed exceeding maximum building coverage than permitted by Ordinance.

N/s/o Harrison Pl., 90 ft. W/o Forest Ave., a/k/a 53 Harrison Place, Massapequa, NY
SEC. 65 BLK. 31 LOT 969 ZONE R1-7

HEARING NO. 2**APPEAL NO. 21-247****MASSAPEQUA**

MICHAEL BELLO: (A) Variance to construct new two story cantilevered dwelling on vacant land having less lot size, width of lot, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

S/s/o Oakley St., 100 ft. W/o Clocks Blvd., a/k/a Oakley Street, Massapequa, NY
SEC. 53 BLK. 41 LOT 10 ZONE R1-10

HEARING NO. 3**APPEAL NO. 21-248****MASSAPEQUA**

KEATON BEACH: (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 front yard setback than permitted by Ordinance.

SW/ cor. of Sunset Rd. & S. Bay Pl., a/k/a 159 Sunset Road, Massapequa, NY
SEC. 66 BLK. 52 LOT 1 ZONE R1-10

HEARING NO. 4

APPEAL NO. 21-249

MASSAPEQUA

LAUREN STRIPPOLI: (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 side yard setback than permitted by Ordinance.

E/s/o W. Shore Dr., 97.57 ft. S/o S. Merrick Rd., a/k/a 16 W. Shore Drive, Massapequa, NY
SEC. 66 BLK. 11 LOT 48 ZONE R1-10

HEARING NO. 5

APPEAL NO. 21-250

MASSAPEQUA

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

SW/ cor. of Park Ln. & Euclid Ave., a/k/a 218 Park Lane, Massapequa, NY
SEC. 48 BLK. 368 LOT 38 ZONE R1-7

HEARING NO. 6

APPEAL NO. 21-251

MASSAPEQUA

STEPHEN & LAUREN EINIG: (A) Variance to construct cantilevered second story addition having less aggregate side yards than permitted by Ordinance. (B) Variance construct cantilevered second story addition and rear one story addition exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 07-244 and granted by Decision of the Zoning Board of Appeals, dated August 23, 2007.

N/s/o Peconic Dr., 544.44 ft. W/o Cedar Dr., a/k/a 39 Peconic Drive, Massapequa, NY
SEC. 66 BLK. 54 LOT 27 ZONE R1-10

HEARING NO. 7

APPEAL NO. 21-252

MASSAPEQUA

MICHAEL TRIER: Variance to construct pool steps having less side yard setback than permitted by Ordinance.

SW/ cor. of Pennsylvania Ave & Parkside Blvd., a/k/a 130 Pennsylvania Avenue, Massapequa, NY
SEC. 52 BLK. 214 LOT 1851 ZONE R1-7

HEARING NO. 8

APPEAL NO. 21-253

NORTH MASSAPEQUA

VINCENT MULE: (A) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Beechwood Ct., 541.6 ft. N/o N. Pine St., a/k/a 11 Beechwood Ct., North Massapequa, NY
SEC. 52 BLK. 446 LOT 26 ZONE R1-7

HEARING NO. 9

APPEAL NO. 21-254

NORTH MASSAPEQUA

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

NW/ cor. of N. Baldwin Dr. & N. Ave., a/k/a 1127 N. Baldwin Dr., North Massapequa, NY
SEC. 52 BLK. 45 LOT 35 ZONE R1-7

HEARING NO. 10

APPEAL NO. 21-255

FARMINGDALE

TRIPLE S GROUP: Variance to construct new dwelling on sub-divided lot having less lot area than permitted by Ordinance. **PARCEL A**

W/s/o Cresthollow Ct., 157.89 ft. S/o Merritts Rd., a/k/a Cresthollow Court, Farmingdale, NY
SEC. 49 BLK. 284 LOT 85 ZONE R1-1A

HEARING NO. 11

APPEAL NO. 21-256

FARMINGDALE

TRIPLE S GROUP: Variance to construct new dwelling on sub-divided lot having less lot area than permitted by Ordinance. **PARCEL B**

W/s/o Cresthollow Ct., 157.89 ft. S/o Merritts Rd., a/k/a Cresthollow Court, Farmingdale, NY
SEC. 49 BLK. 284 LOT 85 ZONE R1-1A

HEARING NO. 12

APPEAL NO. 21-257

FARMINGDALE

JEFFREY ORENZOW: (A) Variance to construct front vestibule and roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 6.1 ft. by 8.2 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to construct driveway having less side yard setback than permitted by Ordinance.

W/s/o Sinclair St., 17.94 ft. N/o Jervis Ave., a/k/a 18 Sinclair Street, Farmingdale, NY
SEC. 49 BLK. 61 LOT 168 ZONE R1-7

HEARING NO. 13

APPEAL NO. 21-258

FARMINGDALE

PETER SCHEUERER: (A) Variance to construct detached garage exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Walland Ave., 307.17 ft. W/o Reese Pl., a/k/a 8 Walland Avenue, Farmingdale, NY
SEC. 49 BLK. 270 LOT 6 ZONE R1-7

HEARING NO. 14

APPEAL NO. 21-259

FARMINGDALE

MICHAEL & CAROLE GRAVENESE: (A) Variance to construct cantilevered second story addition having less average front yard setback (Plitt Avenue), average side/front yard setback (Powell Street) and exceeding maximum height than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct cantilevered second story addition and front roof over porch exceeding maximum building coverage than permitted by Ordinance.

NE/ cor. of Powell St. & Plitt Ave., a/k/a 54 Powell Street, Farmingdale, NY
SEC. 48 BLK. 514 LOT 132 ZONE R1-7

HEARING NO. 15

APPEAL NO. 21-260

BETHPAGE

ROBERT SCHOPPMANN: (A) Variance to propose interior alterations and maintain nonconforming use. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 7 when 10 parking spaces are required. (C) Variance to construct parking spaces having less side yard setback and rear yard setback than permitted by Ordinance.

E/s/o Broadway, 71.01 ft. N/o Seaman Ave., a/k/a 22 Locust Avenue, Oyster Bay, NY
SEC. 46 BLK. 115 LOT 40 ZONE GB

HEARING NO. 16

APPEAL NO. 21-261

OLD BETHPAGE

MOUSA SEDIGHI: Variance to construct second story cantilevered addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Robert St., 190 ft. N/o Hay Path Rd., a/k/a 8 Robert Street, Old Bethpage, NY
SEC. 47 BLK. 32 LOT 11 ZONE R1-7

HEARING NO. 17

APPEAL NO. 21-262

PLAINVIEW

HIRA IFTIKHAR: (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing driveway having less rear yard setback than permitted by Ordinance.

SW/ cor. of Washington Ave. & Sherwood Dr., a/k/a 21 Washington Avenue, Plainview, NY
SEC. 13 BLK. 41 LOT 1 ZONE R1-7

HEARING NO. 18

APPEAL NO. 21-263

PLAINVIEW

JANE FINE: Variance to construct rear deck having less aggregate side yards than permitted by Ordinance.

W/s/o Hofstra Dr., 464.26 ft. S/o Bucknell Dr., a/k/a 61 Hofstra Drive, Plainview, NY
SEC. 13 BLK. 92 LOT 40 ZONE R1-20

HEARING NO. 19

APPEAL NO. 21-264

PLAINVIEW

WEI QI: (A) Variance to construct vestibule and portico having less average front yard setback than permitted by Ordinance. (B) Variance to construct cantilevered second story addition having less side yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct cantilevered second story addition and covered porch having less aggregate side yards than permitted by Ordinance. (D) Variance to construct cantilevered second story addition and second floor additions having less roof pitch than permitted by Ordinance. (E) Variance to construct vestibule, covered porch, portico and cantilevered second story addition exceeding maximum building coverage than permitted by Ordinance.

S/s/o Island St., 85 ft. E/o Universal Blvd., a/k/a 33 Island Street, Plainview, NY
SEC. 12 BLK. 52 LOT 111 ZONE R1-7

HEARING NO. 20

APPEAL NO. 21-265

PLAINVIEW

JODI & MATTHEW SOLOMON: Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

NW/ cor. of S. Lincoln Rd. & E. Lincoln Rd., a/k/a 97 S. Lincoln Road, Plainview, NY
SEC. 46 BLK. 569 LOT 12 ZONE R1-7

HEARING NO. 21

APPEAL NO. 21-266

WOODBURY

FORTUNATO NICOTRA: (A) Variance to construct new dwelling on subdivided lot having less width of lot and exceeding maximum height than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Arthur Pl., 121.02 ft. E/o Irving Dr., a/k/a Arthur Place, Woodbury, NY
SEC. 14 BLK. 3 LOT 146 ZONE R1-10

HEARING NO. 22**APPEAL NO. 21-267****WOODBURY**

SARA BOSTWICK: (A) Variance to construct tennis court with 10 ft. high fence having less side/front yard setback (Maple Drive) than permitted by Ordinance. (B) Variance to construct raised pool paver area and install pool equipment having less side yard setback than permitted by Ordinance. (C) Variance to construct cabana exceeding maximum height than permitted by Ordinance. (D) Variance to construct parking area having less side/front yard setback (Maple Drive) than permitted by Ordinance.

NE/ cor. of Maple Dr. & Elm St., a/k/a 1 Maple Drive, Woodbury, NY

SEC. 14**BLK. 16****LOT 10****ZONE R1-1A**

HEARING NO. 23**APPEAL NO. 21-268****JERICO**

SHAHANA BEGUM: (A) Variance to allow existing front two-story vestibule and portico above platform with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing detached garage having less rear yard setback and exceeding maximum height than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing detached garage, deck surrounding swimming pool and abutting dwelling, front two-story vestibule and portico above platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing deck surrounding swimming pool and abutting dwelling having less side yard setback than permitted by Ordinance. (E) Variance to allow existing swimming pool and deck surrounding pool and abutting dwelling having less rear yard setback than permitted by Ordinance. (F) Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

W/s/o 20th St., 165 ft. S/o Scott Ave., a/k/a 7 20th Street, Jericho, NY

SEC. 12**BLK. 211****LOT 30****ZONE R1-7**

HEARING NO. 24**APPEAL NO. 21-269****SYOSSET**

HONG TU: (A) Variance for the expansion of an existing two-family dwelling. (B) Amend Specific Plan as presented for Appeal No. 79-139B and granted by Decision of the Zoning Board of Appeals, dated June 7, 1979.

S/s/o Walters Ave., 66.60 ft. E/o Railroad Ave., a/k/a 37 Walters Avenue, Syosset, NY

SEC. 15**BLK. 20****LOT 361****ZONE R1-6**

HEARING NO. 25**APPEAL NO. 21-270****SYOSSET**

ROBERT BLICK: (A) Variance to construct one story attached garage having less aggregate side yards and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing gas barbeque and counter having less side yard setback than permitted by Ordinance. (C) Variance to allow existing air conditioning units having less side yard setback than permitted by Ordinance.

N/s/o Eaton Rd., 283.38 ft. E/o Cambria Rd., a/k/a 20 Eaton Road, Syosset, NY

SEC. 12**BLK. 356****LOT 36****ZONE R1-7**

HEARING NO. 26

APPEAL NO. 21-271

SYOSSET

LINCOLN SPORTS & ENTERTAINMENT, LLC: (A) Variance to allow existing flag lot having less width of lot at the “pole portion” and building envelope size than permitted by Ordinance. (B) Variance to construct new dwelling having less front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct parking area having less front yard setback than permitted by Ordinance.

S/s/o Cold Spring Rd., 346.7 ft. W/o Southwoods Rd., a/k/a 352 Cold Spring Road, Syosset, NY
SEC. 25 BLK. G LOT 286 ZONE R1-20

HEARING NO. 27

APPEAL NO. 21-272

GLEN HEAD

JAMES WISSING: (A) Variance to construct cabana with cellar entrance and outdoor shower having less side yard setback than permitted by Ordinance. (B) Variance to construct raised patio for wood burning fireplace having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to construct shed exceeding maximum height than permitted by Ordinance. (D) Variance to construct cabana and raised patios exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Meadow Ln., 161.45 ft. W/o Beechwood Dr., a/k/a 32 Meadow Lane, Glen Head, NY
SEC. 21 BLK. 206 LOT 49A ZONE R1-20

HEARING NO. 28

APPEAL NO. 21-273

LOCUST VALLEY

KRISTINA & DAVID JOHANSEN, JR.: (A) Variance to construct second story addition having less average front yard setback (Andrew Place) and roof pitch than permitted by Ordinance. (B) Variance to construct one story addition and front roof over with platform and steps to grade having less front yard setback (Walter Avenue) than permitted by Ordinance. (C) Variance to install two (2) air conditioning units exceeding maximum encroachment into side yard than permitted by Ordinance.

SE/ cor. of Walton Ave. & Andrew Pl., a/k/a 14 Walton Avenue, Locust Valley, NY
SEC. 29 BLK. 36 LOT 102 ZONE R1-7

HEARING NO. 29

APPEAL NO. 21-274

OYSTER BAY

AMANDA & STEPHEN NESIS: Variance to construct portico, reconstruct front one story entry, rear second story cantilever addition, second floor addition over garage area and stairs and landing from grade to existing deck over garage exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Florence Ave., 421 ft. N/o Melbourne St., a/k/a 88 Florence Avenue, Oyster Bay, NY
SEC. 27 BLK. 45 LOT 33 ZONE R1-10/OB

HEARING NO. HO1

APPEAL NO. 21-173

FARMINGDALE

DIANA RECINOS: (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o 3rd Ave., 270 ft. E/o Woodward Pkwy., a/k/a 9 3rd Avenue, Farmingdale, NY
SEC. 48 BLK. 254 LOT 66 ZONE R1-7

JUNE 7, 2021

**BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**