



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 *JUNE 20, 2024*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 83-400 - AMENDMENT

MASSAPEQUA

NANCY MIRO: (A) Amend Decision of Zoning Board of Appeals, dated January 10, 1985, in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership/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 Adam Rd. & Cedar Shore Dr., a/k/a 120 Adam Road, Massapequa, NY
SEC. 65 BLK. 150 LOT 64 ZONE R1-10/OHG

HEARING NO. 2

APPEAL NO. 24-70

MASSAPEQUA

JOHN PRATO: (A) Variance to allow existing rear wood deck abutting swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing swimming pool abutting deck attached to dwelling having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing rear second story addition with patio underneath and rear wood deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Kenwood Dr., 368.38 ft. W/o Cedar Shore Dr., a/k/a 21 Kenwood Drive, Massapequa, NY
SEC. 65 BLK. 121 LOT 1909 ZONE R1-7

HEARING NO. 3

APPEAL NO. 24-82

MASSAPEQUA

JAMES TIERNEY: (A) Variance to allow existing front open porch with steps to grade exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Connecticut Ave., 75.45ft. W/o Franklin Ave., a/k/a 114 Connecticut Avenue, Massapequa, NY
SEC. 52 BLK. 200 LOT 2465 ZONE R1-7

HEARING NO. 4

APPEAL NO. 24-146

MASSAPEQUA

COREY & REBECCA TIMONEY: Variance to construct 42.33 ft. by 47.33 ft. new dwelling on partial new and partial existing foundation having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o New Hampshire Ave., 168.12 ft. W/o Hicksville Rd., a/k/a 55 New Hampshire Ave., Massapequa, NY
SEC. 52 BLK. 137 LOT 22 ZONE R1-7

HEARING NO. 5**APPEAL NO. 24-213****MASSAPEQUA**

CAREY POLICASTRO: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct one story rear addition having less side/front yard setback and rear yard setback than permitted by Ordinance. (C) Variance to construct one story rear addition and roof deck with steps exceeding maximum building coverage and gross floor area than permitted by Ordinance.

NW/ cor. of Comet Ct. & Comet Ln., a/k/a 18 Comet Court, Massapequa, NY

SEC. 65**BLK. 245****LOT 15****ZONE R1-10**

HEARING NO. 6**APPEAL NO. 24-157****NORTH MASSAPEQUA**

KAREN MRAKOVIC: Variance to construct roof over porch having less average front yard setback and side yard setback than permitted by Ordinance.

N/s/o N. Suffolk Ave., 80 ft. E/o N. Central Ave., a/k/a 229 N. Suffolk Ave., North Massapequa, NY

SEC. 52**BLK. 119****LOT 79****ZONE R1-7**

HEARING NO. 7**APPEAL NO. 12-80 - AMENDMENT****FARMINGDALE**

WENDY NEUS: (A) Amend Decision of Zoning Board of Appeals, dated March 1, 2012, in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership/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 Lockwood Ave., 209 ft. E/o Hart St., a/k/a 134 Lockwood Avenue, Farmingdale, NY

SEC. 48**BLK. 520****LOT 720****ZONE R1-7**

HEARING NO. 8**APPEAL NO. 24-144****FARMINGDALE**

DEBRA ANN DENGATE: (A) Variance to allow existing rear wood deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Lockwood Road) than permitted by Ordinance.

NE/ cor. of Lockwood Ave. & Graham St., a/k/a 123 Lockwood Avenue, Farmingdale, NY

SEC. 48**BLK. 587****LOT 766****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 24-147****BETHPAGE**

ELIZABETH PIESNER: (A) Variance to allow existing front portico having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 8.2 ft. by 10.2 ft. shed (shed #1) and 10.3 ft. by 14.3 ft. shed (shed #2) having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing 10.3 ft. by 14.3 ft. shed (shed #2) exceeding maximum height than permitted by Ordinance.

N/s/o Greyrock Ct., 229.69 ft. W/o Stewart Ave., a/k/a 7 Greyrock Court, Bethpage, NY

SEC. 49**BLK. 201****LOT 38****ZONE R1-7**

HEARING NO. 10

APPEAL NO. 24-174

BETHPAGE

CATHERINE STANTON MERCER: Variance to install pool equipment having less front yard setback and side yard setback than permitted by Ordinance.

E/s/o Plainedge Dr., 100.51 ft. N/o Jeanne Ln., a/k/a 50 Plainedge Drive, Bethpage, NY
SEC. 49 BLK. 199 LOT 9 ZONE R1-7

HEARING NO. 11

APPEAL NO. 24-188

BETHPAGE

STEVE GILBERT: Variance to construct deck having less rear yard setback than permitted by Ordinance.

E/s/o N. Windhorst Ave., 162.50 ft. S/o Sophia St., a/k/a 112 N. Windhorst Ave., Bethpage, NY
SEC. 49 BLK. 105 LOT 595 ZONE R1-7

HEARING NO. 12

APPEAL NO. 24-199

BETHPAGE

MICHAEL GIORDANO: (A) Variance to construct second story rear addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second story rear addition and rear dormer exceeding maximum height than permitted by Ordinance. (C) Variance to allow two (2) existing 7 ft. by 7 ft. sheds having less side yard setback than permitted by Ordinance. (D) Variance to allow existing pond having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to allow existing pond equipment having less front yard setback than permitted by Ordinance. (F) Variance to construct second story addition, second story wood deck and front portico exceeding maximum building coverage than permitted by Ordinance. (G) Variance to construct second story rear addition and second story wood deck exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Floral Ave., 100 ft. E/o Pine Ave., a/k/a 69 Floral Avenue, Bethpage, NY
SEC. 46 BLK. 157 LOT 60 ZONE R1-7

HEARING NO. 13

APPEAL NO. 24-119

HICKSVILLE

MORRISVILLE ASSOCIATES LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 45 when 80 parking spaces are required.

S/s/o Bethpage Rd., W/o Woodbury Rd., a/k/a 44 Bethpage Road, Hicksville, NY
SEC. 12 BLK. 176 LOT 338 ZONE LI

HEARING NO. 14

APPEAL NO. 24-120

HICKSVILLE

MORRISVILLE ASSOCIATES LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 45 when 80 parking spaces are required.

S/s/o Bethpage Rd., W/o Woodbury Rd., a/k/a 44 Bethpage Road, Hicksville, NY
SEC. 12 BLK. 176 LOT 338 ZONE LI

HEARING NO. 15

APPEAL NO. 24-121

HICKSVILLE

MORRISVILLE ASSOCIATES LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 45 when 80 parking spaces are required.

S/s/o Bethpage Rd., W/o Woodbury Rd., a/k/a 44 Bethpage Road, Hicksville, NY
SEC. 12 BLK. 176 LOT 338 ZONE LI

HEARING NO. 16

APPEAL NO. 24-162

HICKSVILLE

Y & Z FARRINGTON, LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 19 when 33 parking spaces are required.

NE/ cor. of Jerusalem Ave. & W. Cherry St., a/k/a 101 Jerusalem Avenue, Hicksville, NY
SEC. 11 BLK. 297 LOT 18 ZONE HD-II

HEARING NO. 17

APPEAL NO. 24-166

HICKSVILLE

ABDUL NASAR: (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 parking spaces are required.

NE/ cor. of Cinder Ln. & Autumn Ln., a/k/a 23 Cinder Lane, Hicksville, NY
SEC. 45 BLK. 299 LOT 43 ZONE R1-7

HEARING NO. 18

APPEAL NO. 24-211

HICKSVILLE

ABDUL NASAR: (A) Variance to construct two story addition having less average front yard setback (Autumn Lane) and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing basketball court, 9.9 ft. by 7.3 ft. shed and wood burning firepit having less front yard setback (Autumn Lane) than permitted by Ordinance. (C) Variance to allow existing front portico having less side/front yard setback (Cinder Lane) than permitted by Ordinance. (D) Variance to allow existing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to construct two story addition and side awning exceeding maximum gross floor area than permitted by Ordinance. (F) Variance to allow existing 3 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (G) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Autumn Lane) than permitted by Ordinance.

NE/ cor. of Cinder Ln. & Autumn Ln., a/k/a 23 Cinder Lane, Hicksville, NY
SEC. 45 BLK. 299 LOT 43 ZONE R1-7

HEARING NO. 19

APPEAL NO. 24-184

HICKSVILLE

SIMING YAO: (A) Variance to construct 14.58 ft. by 25.39 ft. one story addition (replacing existing attached garage to habitable space) having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

W/s/o Cable Ln., 350.74 ft. N/o Link Ln., a/k/a 38 Cable Lane, Hicksville, NY
SEC. 45 BLK. 337 LOT 14 ZONE R1-7

HEARING NO. 20

APPEAL NO. 24-142

PLAINVIEW

SCOTT TILLMAN: Variance to install generator having less front yard setback than permitted by Ordinance.

NE/ cor. of Glenwood Rd. & Thomas Ln., a/k/a 32 Glenwood Road, Plainview, NY
SEC. 12 BLK. 567 LOT 21 ZONE R1-7

HEARING NO. 21**APPEAL NO. 24-207****PLAINVIEW**

ARUN MOZA: Variance to construct new dwelling on existing foundation having less average front yard setback, side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Lillian Ln., 161.41 ft. W/o Hope Dr., a/k/a 6 Lillian Lane, Plainview, NY

SEC. 47**BLK. 14****LOT 24****ZONE R1-7**

HEARING NO. 22**APPEAL NO. 24-149****WOODBURY**

ST. MARK'S COPTIC CHURCH: (A) Variance to construct open terrace having less rear yard setback than permitted by Ordinance. (B) Variance to construct one story addition exceeding maximum building coverage, gross floor area and height than permitted by Ordinance. (C) Variance to install ninety-degree parking spaces without two-way maneuvering aisle. (D) Variance for the reduction of off-street parking spaces. Reduction of spaces to 200 when 398 parking spaces are required.

SE/ cor. of Woodbury Rd. & Avery Rd., a/k/a 90 Woodbury Road, Woodbury, NY

SEC. 14**BLK. B****LOT 244****ZONE R1-2A**

HEARING NO. 23**APPEAL NO. 24-159****WOODBURY**

GARY YOUNG: (A) Variance to construct bathroom in cabana. (B) Variance to construct basement entrance attached to cabana having less side yard setback than permitted by Ordinance. (C) Variance to construct cabana with basement exceeding maximum height than permitted by Ordinance. (D) Variance to construct cabana with basement and outdoor shower exceeding maximum building coverage and gross floor area than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (F) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

W/s/o Pine Dr., 324.56 ft. N/o Elm St., a/k/a 4 Pine Drive, Woodbury, NY

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

HEARING NO. 24**APPEAL NO. 24-145****JERICO**

MONTI SOHAL: (A) Variance to construct 20 ft. by 18 ft. garage having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow parking within required rear yard.

N/s/o Marian Ln., 97.55 ft. W/o Moss Ln., a/k/a 63 Marian Lane, Jericho, NY

SEC. 12**BLK. 616****LOT 31****ZONE R1-10**

HEARING NO. 25**APPEAL NO. 24-153****JERICO**

ZOI MCGRATH: Variance to construct dwelling on partial new and partial existing foundation having less roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Craig St., 316.29 ft. E/o Richmond Ave., a/k/a 25 Craig Street, Jericho, NY

SEC. 11**BLK. 431****LOT 32****ZONE R1-10**

HEARING NO. 26**APPEAL NO. 24-209****SYOSSET**

LEONARDO SANCHO FRANCES & CRISTINA GUILLEM MONERRIS: (A) Variance to construct garage addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing waterfall attached to swimming pool having less setback than permitted by Ordinance. (C) Variance to allow existing 8.3 ft. by 12.3 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 99-560 and granted by Decision of the Zoning Board of Appeals, dated December 2, 1999 and amended by Decision of the Zoning Board of Appeals, dated March 15, 2001.

E/s/o Cold Spring Rd., 1684.48 ft. S/o Townsend Dr., a/k/a 164 Cold Spring Road, Syosset, NY
SEC. 25 BLK. G LOT 273 ZONE R1-20

HEARING NO. HO 1**APPEAL NO. 24-84****HICKSVILLE**

SAKINA & SYED MAHDI: Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Woodbury Rd., W/o Briggs St., a/k/a 302 Woodbury Road, Hicksville, NY
SEC. 12 BLK. 168 LOT 29 ZONE R1-7

HEARING NO. HO 2**APPEAL NO. 24-34****GLEN HEAD**

WEI YANG: (A) Variance to construct 37.1 ft. by 64.25 ft. new dwelling on partial existing and partial new foundation and porch with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to construct 37.1 ft. by 64.25 ft. new dwelling on partial existing and partial new foundation exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing detached garage converted to office and music studio exceeding maximum height and number of stories than permitted by Ordinance. (D) Variance to allow existing 8 ft. by 8 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to allow existing 6.6 ft. by 6.9 ft. shed having less side yard setback than permitted by Ordinance.

N/s/o Oak Valley Dr., 58 ft. W/o Roslyn Dr., a/k/a 11 Oak Valley Drive, Glen Head, NY
SEC. 21 BLK. 63 LOT 127 ZONE R1-7

HEARING NO. HO 3**APPEAL NO. 24-77****PLAINVIEW**

BILL & JACQUELINE VOULGARIS: Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance.

E/s/o Keswick Ln., N/o Cranberry Ln., a/k/a 6 Keswick Lane, Plainview, NY
SEC. 46 BLK. 593 LOT 2 ZONE R1-7

HEARING NO. HO 4**APPEAL NO. 24-73****HICKSVILLE**

FLORA ESCOBAR: (A) Variance to construct one story addition and portico having less average front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 12-67 and granted by Decision of the Zoning Board of Appeals, dated February 16, 2012.

E/s/o Twin Lawns Ave., 813 ft. N/o Sunset Ave., a/k/a 76 Twin Lawns Avenue, Hicksville, NY
SEC. 12 BLK. 323 LOT 52 ZONE R1-6

JUNE 10, 2024**BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**