



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 *JULY 6, 2023*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-242

MASSAPEQUA

BERNADETTE IMPERIALE: (A) Variance to allow existing second story and two story additions having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear wood deck stair having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 15-239 and granted by Decision of the Zoning Board of Appeals, dated August 6, 2015.

E/s/o Franklin Ave., 60.22 ft. N/o Cleveland Ave., a/k/a 620 Franklin Avenue, Massapequa, NY
SEC. 52 BLK. 169 LOT 2791 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-251

MASSAPEQUA

MARISA BURNS: (A) Variance to construct second story addition and front roofed over porch having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second story addition exceeding maximum height and gross floor area than permitted by Ordinance. (C) Variance to construct front roofed over porch exceeding maximum building coverage than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 01-485 and granted by Decision of the Zoning Board of Appeals, dated October 18, 2001.

S/s/o Franklin Pl., 166.67 ft. E/o Seaford Ave., a/k/a 34 Franklin Place, Massapequa, NY
SEC. 65 BLK. 17 LOT 72 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-261

MASSAPEQUA

BRAD & LAUREN KNEER: (A) Variance to construct 34.25 ft. by 36.83 ft. new dwelling on partial existing and partial new foundation having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 7 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 8 ft. by 12 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Euclid Ave., 263.37 ft. W/o Hicksville Rd., a/k/a 62 Euclid Avenue, Massapequa, NY
SEC. 52 BLK. 256 LOT 1864 ZONE R1-7

HEARING NO. 4**APPEAL NO. 23-274****MASSAPEQUA**

MATTHEW PORCARO: (A) Variance to construct second floor addition having less front yard setback (E. Iroquois Street), side/front yard setback (Shinnecock Avenue), side yard setback, roof pitch and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct first floor addition and second floor addition exceeding maximum gross floor area than permitted by Ordinance.

NW/ cor. of E. Iroquois St. & Shinnecock Ave., a/k/a 35 E. Iroquois Street, Massapequa, NY
SEC. 66 BLK. 33 LOT 7 ZONE R1-10

HEARING NO. 5**APPEAL NO. 23-283****MASSAPEQUA**

MICHAEL LAROSE: (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plans as presented for Appeal No. 16-159 and granted by Decision of the Zoning Board of Appeals, dated May 19, 2016 and for Appeal No. 72-305 and granted by Decision of the Zoning Board of Appeals, dated November 16, 1972.

S/s/o Cedar St., 120 ft. W/o Forest Ave., a/k/a 28 Cedar Street, Massapequa, NY
SEC. 57 BLK. 182 LOT 238 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-246****NORTH MASSAPEQUA**

JOSEPH & JILL AMMIRATI: (A) Variance to construct covered patio, one story addition, allow existing 10.4 ft. by 4 ft. one story addition and 4.9 ft. by 2.4 ft. one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 10.4 ft. by 4 ft. one story addition having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o N. Utica Ave., 230 ft. W/o N. Central Dr., a/k/a 292 N. Utica Avenue, North Massapequa, NY
SEC. 52 BLK. 69 LOT 500 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-273****NORTH MASSAPEQUA**

JOSEPH TIRINO: (A) Variance to construct first floor addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing and proposed 6 ft. high PVC fence exceeding maximum height across front yard (N. Utica Avenue) than permitted by Ordinance. (D) Variance to erect 6 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of N. New York Dr. & N. Utica Ave., a/k/a 1059 N. New York Drive, North Massapequa, NY
SEC. 48 BLK. 47 LOT 34 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-237****FARMINGDALE**

MICHAEL UZENSKI: (A) Variance to allow existing rear wood deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing pool heater having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing deck and awning over wood patio exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing air conditioning unit exceeding maximum encroachment into side yard and having less side yard setback than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 11-317 and granted by Decision of the Zoning Board of Appeals, dated August 4, 2011.

S/s/o Pine Tree Dr., 182.92 ft. E/o Hemlock Dr., a/k/a 8 Pine Tree Drive, Farmingdale, NY
SEC. 49 BLK. 263 LOT 10 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-241****FARMINGDALE**

BRIANNE QUACKENBUSH: (A) Variance to construct second story addition having less side yard setback and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 3 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of Lambert Ave. & Graham St., a/k/a 118 Lambert Avenue, Farmingdale, NY
SEC. 48 BLK. 599 LOT 13 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-356****FARMINGDALE**

PAUL PALAZZO: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required. (B) Amend Specific Plans as presented for Appeal No. 22-401 and granted by Decision of the Zoning Board of Appeals, dated October 6, 2022 and for Appeal No. 00-221 and granted by Decision of the Zoning Board of Appeals, dated May 18, 2000.

W/s/o E. Zoranne Dr., 210 ft. N/o Chester Ln., a/k/a 131 E. Zoranne Drive, Farmingdale, NY
SEC. 49 BLK. 185 LOT 24 ZONE R1-7

HEARING NO. 11**APPEAL NO. 23-240****HICKSVILLE**

346 WOODBURY, LLC: (A) Variance to construct new dwelling having less front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Woodbury Road) and within 30 ft. of intersection than permitted by Ordinance. (C) Variance to construct driveway having less front yard setback (Woodbury Road) than permitted by Ordinance.

SW/ cor. of Woodbury Rd. & Regent St., a/k/a 346 Woodbury Road, Hicksville, NY
SEC. 12 BLK. 105 LOT 5 ZONE R1-7

HEARING NO. 12**APPEAL NO. 23-243****HICKSVILLE**

HARJOT SINGH: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Deer Ln., S/o Page Dr., a/k/a 47 Deer Lane, Hicksville, NY
SEC. 12 BLK. 531 LOT 60 ZONE R1-7

HEARING NO. 13**APPEAL NO. 23-254****HICKSVILLE**

SHAMSHIR ALI: (A) Variance to reconstruct as new dwelling having less average front yard setback (Dartmouth Drive) and roof pitch than permitted by Ordinance. (B) Variance to reconstruct as new dwelling and portico having less average side/front yard setback (Haverford Road) than permitted by Ordinance. (C) Variance to reconstruct as new dwelling and two story covered balcony with steps to grade having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct driveway having less side yard setback than permitted by Ordinance.

NW/ cor. of Haverford Rd. & Dartmouth Dr., a/k/a 161 Haverford Road, Hicksville, NY
SEC. 12 BLK. 330 LOT 1 ZONE R1-7

HEARING NO. 14**APPEAL NO. 23-259****HICKSVILLE**

CRYSTAL & STEFAN MARQUES: (A) Variance to construct sunroom, allow existing front roof over and shed exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing front roof over having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

E/s/o Lantern Rd., 198.49 ft. N/o Thimble Ln., a/k/a 12 Lantern Road, Hicksville, NY
SEC. 45 BLK. 291 LOT 19 ZONE R1-7

HEARING NO. 15**APPEAL NO. 23-281****HICKSVILLE**

CHRISTOPHER J. MACKAY: Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Brittle Lane) than permitted by Ordinance.

SW/ cor. of Hemp Ln. & Brittle Ln., a/k/a 2 Hemp Lane, Hicksville, NY
SEC. 45 BLK. 326 LOT 2 ZONE R1-7

HEARING NO. 16**APPEAL NO. 23-284****OLD BETHPAGE**

ALLA VAYNRUB: Variance to allow existing side deck having less side yard setback than permitted by Ordinance.

SE/ cor. of Simpson Dr. & Prescott Pl., a/k/a 45 Simpson Drive, Old Bethpage, NY
SEC. 47 BLK. 49 LOT 17 ZONE R1-7

HEARING NO. 17**APPEAL NO. 23-275****PLAINVIEW**

ROCCO BOVE: (A) Variance to construct rear deck with steps to grade having less rear yard setback than permitted by Ordinance. (B) Variance to construct two-car attached garage, cabana, roofed over porch, stoop with steps and deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Hofstra Ct., 169.44 ft. S/o Hofstra Dr., a/k/a 16 Hofstra Court, Plainview, NY
SEC. 13 BLK. 27 LOT 60 ZONE R1-20

HEARING NO. 18**APPEAL NO. 23-338****PLAINVIEW**

ALEX MOOKLAL: (A) Variance to construct 47.6 ft. by 49.8 ft. new dwelling on partial existing and partial new foundation having less average front yard setback, exceeding maximum height and gross floor area than permitted by Ordinance. (B) Variance to allow existing 10.83 ft. by 20.5 ft. shed with pool equipment inside having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance.

E/s/o Stephen Dr., 221.64 ft. N/o Brown Dr., a/k/a 47 Stephen Drive, Plainview, NY

SEC. 47**BLK. 98****LOT 2****ZONE R1-7**

HEARING NO. 19**APPEAL NO. 23-245****SYOSSET**

PATRICIA CHAUVIN: (A) Variance to construct side addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 09-352 and granted by Decision of the Zoning Board of Appeals, dated July 9, 2009.

S/s/o Syosset Cir., 110.46 ft. E/o Highfield Rd., a/k/a 122 Syosset Circle, Syosset, NY

SEC. 15**BLK. 102****LOT 3****ZONE R1-7**

HEARING NO. 20**APPEAL NO. 23-258****SYOSSET**

PATRICIA SALEGNA: (A) Variance to construct one 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 one story addition and portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Deborah Rd., 165.2 ft. W/o Leonard Rd., a/k/a 31 Deborah Road, Syosset, NY

SEC. 12**BLK. 422****LOT 22****ZONE R1-7**

HEARING NO. 21**APPEAL NO. 23-260****SYOSSET**

HAGAY KEREN: Variance to construct new dwelling having less average side/front yard setback (Ronald Lane) and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

SE/ cor. of Richard Ln. & Ronald Ln., a/k/a 6 Richard Lane, Syosset, NY

SEC. 15**BLK. 148****LOT 36****ZONE R1-10**

HEARING NO. 22**APPEAL NO. 23-320****SYOSSET**

TREECO CENTERS LTD.: Variance to erect 11 ft. by 10 ft. illuminated ground sign exceeding maximum number of ground signs than permitted by Ordinance.

NE/ cor. of S. Oyster Bay Rd. & Woodbury Rd., a/k/a 327-399 S. Oyster Bay Road, Syosset, NY

SEC. 12**BLK. E****LOT 539****ZONE NB**

HEARING NO. 23**APPEAL NO. 23-239****GLEN HEAD**

JAMES WISSING: (A) Variance to allow existing cabana with cellar entrance and outdoor shower having less side yard setback than permitted by Ordinance. (B) Variance to allow existing raised patios and steps off covered porch exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing wood burning fire pit having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing raised patio (West) and raised patio (East) having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing raised patio (East) having less side yard setback than permitted by Ordinance. (F) Variance to allow existing air conditioning unit abutting cabana having less side yard setback than permitted by Ordinance. (G) Variance to allow existing bathroom, pizza oven and barbeque in cabana. (H) Amend Specific Plan as presented for Appeal No. 21-272 and granted by Decision of the Zoning Board of Appeals, dated June 17, 2021.

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. 24**APPEAL NO. 23-303****EAST NORWICH**

JILL D'ALESSIO: Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

W/s/o Radcliff Dr. E., S/o Radcliff Dr. N., a/k/a 101 Radcliff Drive East, East Norwich, NY
SEC. 24 BLK. 11 LOT 12 ZONE R1-7

HEARING NO. HO 1**APPEAL NO. 23-202****HICKSVILLE**

GAIL & LENNON MARQUES: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Pewter Ln., 145 ft. W/o Rover Ln., a/k/a 47 Pewter Lane, Hicksville, NY
SEC. 45 BLK. 288 LOT 14 ZONE R1-7

HEARING NO. HO 2**APPEAL NO. 22-381****BETHPAGE**

189 BROADWAY LLC: (A) Variance to construct new dwelling on subdivided lot having less width of lot at front property line, width of lot to required rear yard, lot area and side yard setback 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. **PARCEL A**

W/s/o Broadway, 170 ft. N/o Emma St., a/k/a 189 Broadway, Bethpage, NY
SEC. 49 BLK. 138 LOT 161 ZONE R1-7

HEARING NO. HO 3**APPEAL NO. 22-382****BETHPAGE**

189 BROADWAY LLC: (A) Variance to construct new dwelling on subdivided lot having less width of lot at front property line, width of lot to required rear yard, lot area and side yard setback 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. **PARCEL B**

W/s/o Broadway, 222.50 ft. N/o Emma St., a/k/a 189 Broadway, Bethpage, NY
SEC. 49 BLK. 138 LOT 161 ZONE R1-7

JUNE 26, 2023**BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**