



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

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 7, 2022*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NOS. 20-353 & 16-462 - AMENDMENT

MASSAPEQUA

MICHAEL PRATT: Amend Specific Plans as presented for Appeal No. 20-353 and granted by Decision of the Zoning Board of Appeals, dated October 15, 2020 and for Appeal No. 16-462 and granted by Decision of the Zoning Board of Appeals, dated November 17, 2016, to allow existing in-ground swimming pool with less rear yard setback.

N/s/o Cabot Rd., 289.12 ft. E/o Gloucester Rd., a/k/a 95 Cabot Road, Massapequa, NY
SEC. 65 BLK. 151 LOT 43 ZONE R1-10/OHG

HEARING NO. 1

APPEAL NO. 22-267

MASSAPEQUA

BRIGID & JOHN WALLS: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 66-30 and granted by Decision of the Zoning Board of Appeals, dated January 20, 1966.

N/s/o S. Merrick Rd., 180 W/o E. Shore Dr., a/k/a 83 S. Merrick Road, Massapequa, NY
SEC. 66 BLK. 4 LOT 45 ZONE R1-10

HEARING NO. 2

APPEAL NO. 22-268

MASSAPEQUA

RACHEL HOLLYWOOD: (A) Variance to allow existing roof over patio with gas fireplace having less front yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. (C) Variance to allow existing 6.6 ft. by 10.1 ft. shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 7.6 ft. by 12.1 ft. shed having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing roof over patio with gas fireplace, 6.6 ft. by 10.1 ft. shed and 7.6 ft. by 12.1 ft. shed exceeding maximum building coverage than permitted by Ordinance. (F) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (G) Variance to allow existing 5 ft. high iron fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o Fairview Rd., 120 ft. E/o Cedar Shore Dr., a/k/a 131 Fairview Road, Massapequa, NY
SEC. 65 BLK. 158 LOT 63 ZONE R1-10

HEARING NO. 3

APPEAL NO. 22-269

MASSAPEQUA

DANIEL SNOW: Variance to erect 5 ft. high fence exceeding maximum height across side/front yard, front yard and maximum height within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of Robert Ave. & Plymouth Dr., a/k/a 11 Robert Avenue, Massapequa, NY
SEC. 53 BLK. A09 LOT 10 ZONE R1-7

HEARING NO. 4

APPEAL NO. 22-270

MASSAPEQUA

NEW YORK AMERICAN WATER: Special Use Permit to construct and maintain well building #6 on West side of Sunrise Mall parking lot.

N/s/o Sunrise Hwy., 125 ft. E/o Eastgate Rd., a/k/a One Sunrise Mall, Massapequa, NY
SEC. 48 BLK. 602 LOT 26 ZONE LI

HEARING NO. 5

APPEAL NO. 22-271

MASSAPEQUA

NEW YORK AMERICAN WATER: Special Use Permit to construct and maintain well building #7 on West side of Sunrise Mall parking lot.

N/s/o Sunrise Hwy., 125 ft. E/o Eastgate Rd., a/k/a One Sunrise Mall, Massapequa, NY
SEC. 48 BLK. 602 LOT 27 ZONE LI

HEARING NO. 6

APPEAL NO. 22-272

MASSAPEQUA

DANIEL SCHWARTZ: Variance to erect 6 ft. high fence exceeding maximum height than permitted by Ordinance.

S/s/o Massachusetts Ave., E/s/o Ash Place, a/k/a 2 Massachusetts Ave., Massapequa, NY
SEC. 52 BLK. 141 LOT 211 ZONE R1-7

HEARING NO. 7

APPEAL NO. 22-273

MASSAPEQUA

RESIDENTIAL EXPERIENCE IN ADULT LIVING a/k/a PROJECT REAL: Variance to install 24.33 ft. by 42 ft. temporary trailer having less side yard setback and rear yard setback than permitted by Ordinance.

NE/ cor. of Camp Rd. & Joyce Ave, a/k/a 3 Camp Road, Massapequa, NY
SEC. 53 BLK. 203 LOT 14 ZONE R1-6

HEARING NO. 8

APPEAL NO. 22-274

NORTH MASSAPEQUA

JANINE JANGEL: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance. (B) Variance to allow existing air conditioning unit in front yard.

SW/ cor. of Amherst Dr. & Harriet Pl., a/k/a 45 Amherst Drive, North Massapequa, NY
SEC. 52 BLK. 354 LOT 27 ZONE R1-7

HEARING NO. 9

APPEAL NO. 22-275

NORTH MASSAPEQUA

ELISE PERRY: Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance.

S/s/o Richmond Ave., E/s/o N. Central Ave., a/k/a 218 N. Richmond Ave., North Massapequa, NY
SEC. 52 BLK. 305 LOT 11 ZONE R1-7

HEARING NO. 10

APPEAL NO. 22-276

FARMINGDALE

ROSALIE KESSLER: Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

S/s/o Bernard St., E/o Elm Dr., a/k/a 16 Bernard Street, Farmingdale, NY

SEC. 49

BLK. 163

LOT 10

ZONE R1-7

HEARING NO. 11

APPEAL NO. 22-277

HICKSVILLE

NAJIM FAQIRI: (A) Variance to allow existing 10.04 ft. by 12.25 ft. shed exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 67-430 and granted by Decision of the Zoning Board of Appeals, dated October 11, 1967.

S/s/o Genesee St., 50 ft. W/o West Ave., a/k/a 5A Genesee Street, Hicksville, NY

SEC. 45

BLK. 45

LOT 107

ZONE R1-7

HEARING NO. 12

APPEAL NO. 22-278

OLD BETHPAGE

CLAIRE AND PETE GEORGATOS: (A) Variance to construct platform with steps to grade with less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to allow two (2) existing above ground propane tanks exceeding maximum distance from dwelling and with less side yard setback than permitted by Ordinance. (D) Variance to allow existing pool filter and pool heater having less side yard setback than Ordinance. (E) Variance to construct 2 story rear addition, rear platform with steps to grade, 2 story side addition and side platform with steps to grade exceeding the maximum gross floor area permitted by Ordinance.

SW/s/o Robert Street, E/o Park Drive, a/k/a 19 Robert Street, Old Bethpage, NY

SEC. 47

BLK. 45

LOT 8

ZONE R1-7

HEARING NO. 13

APPEAL NO. 22-279

OLD BETHPAGE

PATRICIA ERVEN: Variance to construct driveway with less side yard setback than permitted by Ordinance.

S/s/o Farragut Road, W/o Dahill Road, a/k/a 12 Farragut Road, Old Bethpage, NY

SEC. 47

BLK. 47

LOT 6

ZONE R1-7

HEARING NO. 14

APPEAL NO. 22-280

OLD BETHPAGE

DAVID REIMER: (A) Variance to construct one story addition and portico with less front yard average setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing rear raised patio having less side yard setback than permitted by Ordinance. (C) Variance to construct a second story addition exceeding the maximum permitted height and having less roof pitch than permitted by Ordinance. (D) Variance to allow existing driveway having less side yard setback than Ordinance.

S/s/o Prescott Place, W/o Pine Drive, a/k/a 37 Prescott Place, Old Bethpage, NY

SEC. 47

BLK. 99

LOT 28

ZONE R1-10

HEARING NO. 15

APPEAL NO. 22-281

PLAINVIEW

MICHAEL WIENER: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool heater having less side yard setback than permitted by Ordinance.

E/s/o Colgate Drive, S/o Bucknell Drive, a/k/a 54 Colgate Drive, Plainview, NY
SEC. 13 BLK. 92 LOT 30 ZONE R1-20

HEARING NO. 16

APPEAL NO. 22-282

PLAINVIEW

JOSEPH & AMANDA PULIAFICO: (A) Variance to construct rear roof over porch having less rear yard setback and exceeding the maximum permitted building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing 8 ft. high fence exceeding maximum height than permitted by Ordinance.

W/s/o Jacob Drive, SW/o Ruth Place, a/k/a 5 Jacob Drive, Plainview, NY
SEC. 47 BLK. 156 LOT 11 ZONE R1-7

HEARING NO. 17

APPEAL NO. 22-283

SYOSSET

BENJAMIN BALLER: Variance to construct detached garage exceeding maximum building height and allowable building coverage than permitted by Ordinance.

W/s/o Split Rock Road, N/o Belvedere Drive, a/k/a 345 Split Rock Road, Syosset, NY
SEC. 25 BLK. 58 LOT 103 ZONE R1-1A

HEARING NO. 18

APPEAL NO. 22-284

SYOSSET

DANIELLE STERN: Variance to erect 6 ft. high fence exceeding maximum height than permitted by Ordinance.

S/s/o Chelsea Drive, E/s/o Wilshire Drive, a/k/a 1 Wilshire Drive, Syosset, NY
SEC. 25 BLK. 35 LOT 13 ZONE R1-20

HEARING NO. 19

APPEAL NO. 22-285

SYOSSET

ANDREW RUBENSTEIN: Variance to erect 10 ft. high gate exceeding maximum height than permitted by Ordinance.

W/s/o Split Rock Rd., NW/o Belvedere Drive, a/k/a 365 Split Rock Rd., Syosset, NY
SEC. 25 BLK. 58 LOT 98 ZONE R1-2A

HEARING NO. 20

APPEAL NO. 22-286

GREENVALE

PRISCILLA GONCALVES: (A) Variance to construct second story addition exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and aggregate side yards than permitted by Ordinance.

S/s/o Roscoe Ct., 252.66 ft. E/o Addison Ln., a/k/a 9 Roscoe Court, Greenvale, NY
SEC. 20 BLK. J07 LOT 912 ZONE R1-15

HEARING NO. 21**APPEAL NO. 22-287****GLEN HEAD**

DOMENICA WOLFE: (A) Variance to construct deck and roof over patio exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 21-498 and granted by Decision of the Zoning Board of Appeals, dated November 4, 2021 and for Appeal No. 19-328 and granted by Decision of the Zoning Board of Appeals, dated June 20, 2019.

N/s/o Central Dr., 275.99 ft., E/o Meadow Ln., a/k/a 10 Central Drive, Glen Head, NY
SEC. 21 **BLK. 203** **LOT 51** **ZONE R1-20**

HEARING NO. 22**APPEAL NO. 22-288****OYSTER BAY**

MARCO & KRISTEN ANASTASIO: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to construct second story addition exceeding maximum height than permitted by Ordinance.

E/s/o Pearl St., 217.32 ft. S/o E. Main St., a/k/a 23 Pearl Street, Oyster Bay, NY
SEC. 27 **BLK. 33** **LOT 30** **ZONE R1-6/OB**

HEARING NO. HO 1**APPEAL NO. 22-203****MASSAPEQUA**

CEDAR CARMANS, LLC: Variance to install 15.9 ft. by 6.5 ft. illuminated wall sign (West side of building) exceeding maximum height than permitted by Ordinance.

E/s/o Carmans Rd., 288 ft. N/o Bernard St., a/k/a 997 Carmans Road, Massapequa, NY
SEC. 53 **BLK. 160** **LOT 40** **ZONE NB**

HEARING NO. HO 2**APPEAL NO. 22-238****SYOSSET**

CALOGERO MANNINO GIFT TRUST: (A) Variance to construct second story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct rear addition, front portico and walk out bay exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second story addition, rear addition and walk out bay exceeding maximum gross floor area than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 64-299 and granted by Decision of the Zoning Board of Appeals, dated June 3, 1964.

S/s/o Birchwood Park Dr., 164.09 ft. W/o Ketchams Rd., a/k/a 35 Birchwood Park Drive, Syosset, NY
SEC. 12 **BLK. 421** **LOT 13** **ZONE R1-7**

HEARING NO. HO 3**APPEAL NO. 22-241****PLAINVIEW**

SEPHARDIC SYNAGOGUE OF PLAINVIEW: (A) Variance to allow existing place of worship having less lot size than permitted by Ordinance. (B) Variance to propose little to no landscape buffer between residential and commercial zones along both side property lines. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 42 parking spaces are required.

S/s/o Country Dr., 95.38 ft. W/o Manetto Hill Rd., a/k/a 51 Country Drive, Plainview, NY
SEC. 12 **BLK. 478** **LOT 20** **ZONE R1-7**

JUNE 27, 2022**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**