



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 20, 2023*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-280 - AMENDMENT

MASSAPEQUA

SAMUEL ALVAREZ: Amend Specific Plan as presented for Appeal No. 23-280 and granted by Decision of the Zoning Board of Appeals, dated November 19, 1964, to allow existing second story rear wood deck to remain.

S/s/o Marine St., W/o Carman Blvd., a/k/a 71 Marine Street, Massapequa, NY
SEC. 66 BLK. 106 LOT 55 ZONE R1-10

HEARING NO. 2

APPEAL NO. 23-302

MASSAPEQUA

KEVIN HUSSEY: (A) Variance to allow existing 12.2 ft. by 8 ft. shed having less side/front yard setback (Milford Place) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Milford Place) than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Milford Place) than permitted by Ordinance.

SE/ cor. of Ocean Ave. & Milford Pl., a/k/a 399 Ocean Avenue, Massapequa, NY
SEC. 57 BLK. 9 LOT 7 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-337

MASSAPEQUA

JOSEPH LOCHER: (A) Variance to allow existing detached garage having less front yard setback, side yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 65-213 and granted by Decision of the Zoning Board of Appeals, dated September 2, 1965 and amended by Decision of the Zoning Board of Appeals, dated October 5, 2006.

S/s/o Clearwater Ave., 202.37 ft. W/o Edgewater Ave., a/k/a 71 Clearwater Avenue, Massapequa, NY
SEC. 66 BLK. 73 LOT 24 ZONE R1-10

HEARING NO. 4

APPEAL NO. 23-361

MASSAPEQUA

MATTHEW GALATI: (A) Variance to construct second floor addition and second story deck exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct second floor addition having less roof pitch than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 09-01 and granted by Decision of the Zoning Board of Appeals, dated January 8, 2009.

W/s/o S. Bayview Ave., 247.32 ft. S/o Cabot Rd. W., a/k/a 304 S. Bayview Avenue, Massapequa, NY
SEC. 65 BLK. 102 LOT 222 ZONE R1-7

HEARING NO. 5

APPEAL NO. 23-272

HICKSVILLE

SOHAN GILL: Variance to construct new dwelling having less area, width of lot at front property line and width of lot from front property line to required rear yard than permitted by Ordinance.

S/s/o Grove St., 426.56 ft. E/o Bay Ave., a/k/a 31A Grove Street, Hicksville, NY

SEC. 12

BLK. 176

LOT 18

ZONE R1-6

HEARING NO. 6

APPEAL NO. 23-285

HICKSVILLE

SI MING YAO: (A) Variance to construct 46.9 ft. by 25.4 ft. new dwelling on existing foundation and side roof overhang having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct 46.9 ft. by 25.4 ft. new dwelling on existing foundation, side roof overhang, front roof over porch and rear roof over patio exceeding maximum building coverage than permitted by Ordinance. (C) 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. 7

APPEAL NO. 23-309

HICKSVILLE

SCHEMBY SINGH: Variance to construct new dwelling exceeding maximum gross floor area than permitted by Ordinance.

S/s/o 4th St., 340 ft. W/o Jerusalem Ave., a/k/a 157 4th Street, Hicksville, NY

SEC. 45

BLK. 88

LOT 106

ZONE R1-7

HEARING NO. 8

APPEAL NO. 23-311

HICKSVILLE

BALVIR SINGH: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing accessory unit for PARENT/CHILD residence exceeding maximum number of bedrooms than permitted by Ordinance.

S/s/o Woodcrest Rd., W/o Albert Rd., a/k/a 31 Woodcrest Road, Hicksville, NY

SEC. 46

BLK. 525

LOT 7

ZONE R1-7

HEARING NO. 9

APPEAL NO. 23-409

HICKSVILLE

BALVIR SINGH: (A) Variance to construct second story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct cellar entrance having less side yard setback than permitted by Ordinance. (C) Variance to construct second floor addition having less roof pitch than permitted by Ordinance. (D) Variance to construct rear two story addition, rear one story addition and front portico exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance.

S/s/o Woodcrest Rd., W/o Albert Rd., a/k/a 31 Woodcrest Road, Hicksville, NY

SEC. 46

BLK. 525

LOT 7

ZONE R1-7

HEARING NO. 10

APPEAL NO. 23-388

HICKSVILLE

MANJINDER SINGH: (A) Variance to erect 5 ft. high PVC fence exceeding maximum height across front yard (Pollok Place) than permitted by Ordinance. (B) Variance to allow existing 3 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (C) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance.

NW/ cor. of Colony St. & Pollok Pl., a/k/a 27 Colony Street, Hicksville, NY

SEC. 12

BLK. 107

LOT 48

ZONE R1-7

HEARING NO. 11

APPEAL NO. 23-288

OLD BETHPAGE

DANNY KWOK: Variance to construct cantilevered second story addition having less average front yard setback than permitted by Ordinance.

N/s/o John Dr., 788 ft. E/o Michael Dr., a/k/a 25 John Drive, Old Bethpage, NY

SEC. 47

BLK. 77

LOT 12

ZONE R1-7

HEARING NO. 12

APPEAL NO. 23-298

PLAINVIEW

NANCY K. CHU: Variance to allow existing enlarged front stoop having less average front yard setback than permitted by Ordinance.

W/s/o Barnum Ave., 234 ft. S/o Stewart St., a/k/a 41 Barnum Avenue, Plainview, NY

SEC. 46

BLK. 145

LOT 258

ZONE R1-7

HEARING NO. 13

APPEAL NO. 23-390

WESTBURY

KUNJAN NANDU: (A) Variance to construct 40.3 ft. by 41.8 ft. new dwelling replacing existing dwelling on existing foundation having less side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct egress well having less side yard setback than permitted by Ordinance.

N/s/o Mindy Ln., E/o Bruce Ln., a/k/a 37 Mindy Lane, Westbury, NY

SEC. 11

BLK. 368

LOT 4

ZONE R1-7

HEARING NO. 14

APPEAL NO. 23-291

WOODBURY

STOP & SHOP SUPERMARKET COMPANY, LLC: (A) Variance to erect 2 ft. by 1.6 ft. non-illuminated wall sign located on East side of building (Sign #1) exceeding maximum number of wall signs for tenancy than permitted by Ordinance. (B) Variance to erect 2 ft. by 1.6 ft. non-illuminated wall sign located on East side of building (Sign #2) exceeding maximum number of wall signs for tenancy than permitted by Ordinance. (C) Variance to erect 2 ft. by 1.6 ft. non-illuminated wall sign located on East side of building (Sign #3) exceeding maximum number of wall signs for tenancy than permitted by Ordinance. (D) Variance to erect 2 ft. by 1.6 ft. non-illuminated wall sign located on East side of building (Sign #4) exceeding maximum number of wall signs for tenancy than permitted by Ordinance. (E) Variance to erect 2 ft. by 1.6 ft. non-illuminated wall sign located on East side of building (Sign #5) exceeding maximum number of wall signs for tenancy than permitted by Ordinance. (F) Variance to erect 3.6 ft. by 1.6 ft. non-illuminated wall sign located on South side of building exceeding maximum number of wall signs for tenancy than permitted by Ordinance.

N/s/o Jericho Tpke., 1200 ft. W/o Woodbury Rd., a/k/a 8101 Jericho Turnpike, Woodbury, NY

SEC. 14

BLK. D

LOT 552

ZONE NB

HEARING NO. 15

APPEAL NO. 23-384

WOODBURY

STOP & SHOP SUPERMARKET COMPANY, LLC: Variance to erect 9.7 ft. by 7.8 ft. non-illuminated wall sign located on East side of kiosk pick-up unit exceeding maximum height and area than permitted by Ordinance.

N/s/o Jericho Tpke., 1200 ft. W/o Woodbury Rd., a/k/a 8101 Jericho Turnpike, Woodbury, NY
SEC. 14 BLK. D LOT 552 ZONE NB

HEARING NO. 16

APPEAL NO. 23-386

WOODBURY

STOP & SHOP SUPERMARKET COMPANY, LLC: Variance to erect 9.7 ft. by 8.6 ft. non-illuminated wall sign located on North side of kiosk pick-up unit exceeding maximum width, height and area than permitted by Ordinance.

N/s/o Jericho Tpke., 1200 ft. W/o Woodbury Rd., a/k/a 8101 Jericho Turnpike, Woodbury, NY
SEC. 14 BLK. D LOT 552 ZONE NB

HEARING NO. 17

APPEAL NO. 23-295

JERICO

CARLA KAREN: (A) Variance to allow existing front portico having less average front yard setback (Ulster Drive) than permitted by Ordinance. (B) Variance to allow existing 6 ft. by 8 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing deck, front portico and 6 ft. by 8 ft. shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing deck exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing 5 ft. high chain link fence exceeding maximum height across side/front yard (Clinton Lane) than permitted by Ordinance.

NE/ cor. of Ulster Dr. & Clinton Ln., a/k/a 14 Ulster Drive, Jericho, NY
SEC. 11 BLK. 457 LOT 15 ZONE R1-10

HEARING NO. 18

APPEAL NO. 23-301 - AMENDMENT

JERICO

APRIL SONG: Amend Specific Plan as presented for Appeal No. 23-301 and granted by Decision of the Zoning Board of Appeals, dated June 2, 2022, to allow existing sunroom and rear platform with steps to grade.

S/s/o Halsey Ave., 484.93 ft. E/o Leahy St., a/k/a 216 Halsey Avenue, Jericho, NY
SEC. 11 BLK. 359 LOT 9 ZONE R1-10

HEARING NO. 19

APPEAL NO. 23-238

SYOSSET

CLIFFORD STRUHL: (A) Variance to allow existing fourteen (14) bee hives to remain. (B) Variance to allow existing 8.3 ft. by 11.8 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance.

N/s/o Belvedere Dr., 170.43 ft. W/o Cory Ct., a/k/a 70 Belvedere Drive, Syosset, NY
SEC. 25 BLK. 58 LOT 84 ZONE R1-2A

HEARING NO. 20**APPEAL NO. 23-287****SYOSSET**

ALEX SPIVAK: (A) Variance to construct two (2) duck houses and one (1) chicken coop. (B) Variance to construct duck house located on the ponds edge having less setback (North lot line) than permitted by Ordinance. (C) Variance to construct duck house located near existing wood deck attached to dwelling and chicken coop having less setback (South lot line) than permitted by Ordinance. (D) Variance to construct four (4) car garage having less front yard setback than permitted by Ordinance. (E) Variance to allow existing wood deck surrounding semi-inground swimming pool having less side yard setback than permitted by Ordinance. (F) Variance to allow existing semi-inground swimming pool having less side yard setback than permitted by Ordinance.

E/s/o Cold Spring Rd., 233.56 ft. N/o Syosset Woodbury Rd., a/k/a 146 Cold Spring Road, Syosset, NY
SEC. 25 BLK. G LOT 340 ZONE R1-20

HEARING NO. 21**APPEAL NO. 23-294****SYOSSET**

MICHAEL DEFEQ: Variance to allow existing pool equipment having less side yard setback and front yard setback than permitted by Ordinance.

S/s/o Iris Ln., 75 ft. W/o Cold Spring Rd., a/k/a 3 Iris Lane, Syosset, NY
SEC. 25 BLK. 23 LOT 12 ZONE R1-10

HEARING NO. 22**APPEAL NO. 23-277****GLEN HEAD**

DONNA SLANINA RUIZ: (A) Variance to allow existing greenhouse attached to detached garage having less side yard setback and exceeding maximum building coverage of the principal building than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing dwelling and greenhouse attached to detached garage on subdivided lot having less width of lot at street and width of lot from front property line to required rear yard than permitted by Ordinance. **PARCEL A**

S/s/o The Promenade, W/o Hill Dr., a/k/a 47 The Promenade, Glen Head, NY
SEC. 21 BLK. Q LOT 35 ZONE R1-7

HEARING NO. 23**APPEAL NO. 23-292****GLEN HEAD**

JOMAR HOLDING CORP. LLC: Variance to construct detached garage exceeding maximum rear yard coverage, accessory coverage and building coverage of the principal building than permitted by Ordinance.

S/s/o Glen Head Rd., 50.23 ft. W/o Sheppard St., a/k/a 161 Glen Head Road, Glen Head, NY
SEC. 20 BLK. 16 LOT 107 ZONE GB

HEARING NO. 24**APPEAL NO. 23-307****GLEN HEAD**

ALISON SEIPP: Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

E/s/o Plymouth Dr. S., 597.20 ft. S/o Plymouth Dr. N., a/k/a 17 Plymouth Drive S., Glen Head, NY
SEC. 21 BLK. 214 LOT 9 ZONE R1-7

HEARING NO. 25

APPEAL NO. 23-290

LOCUST VALLEY

MARK MCLAUGHLIN: (A) Variance to construct two story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plans as presented for Appeal No. 18-411 and granted by Decision of the Zoning Board of Appeals, dated September 6, 2018 and for Appeal No. 70-269 and granted by Decision of the Zoning Board of Appeals, dated July 8, 1970.

E/s/o Kaintuck Ln., 1199.03 ft. N/o Ayers Rd., a/k/a 58 Kaintuck Lane, Locust Valley, NY
SEC. 29 BLK. R03 LOT 252 ZONE R1-2A

HEARING NO. HO 1

APPEAL NO: 23-216

MASSAPEQUA

TENA L CASELNOVA: (A) Variance to construct side addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 14 ft. by 12 ft. roof over gazebo having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 7 ft. by 7 ft. shed having less rear yard setback than permitted by Ordinance.

SW/ cor. of Brewster Rd. W. & Beverly Rd., a.k.a. 12 Brewster Road West, Massapequa, NY
SEC. 65 BLK. 168 LOT 157 ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 23-233

HICKSVILLE

VN PROPERTY INC.: (A) Variance to allow existing second floor addition (West) and rear wood deck with steps to grade having less side yard setback than permitted by Ordinance. (B) Variance to allow existing second floor additions having less aggregate side yards and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing second floor additions and rear wood deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Lenox Ave., W/o Bay Ave., a/k/a 46 Lenox Avenue, Hicksville, NY
SEC. 12 BLK. B LOT 129 ZONE R1-6

HEARING NO. HO 3

APPEAL NO: 23-250

MASSAPEQUA

ANTHONY ST. GEORGE: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Lafayette Place) than permitted by Ordinance. (C) Variance to allow existing 3 ft. high PVC picket fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Variance to allow existing 4 ft. high metal pole and screen pool fencing having less setback from pool edge than permitted by Ordinance.

NE/ cor. of Harrison Ave. & LaFayette PL., a.k.a. 303 Harrison Avenue, Massapequa, NY
SEC. 65 BLK. 197 LOT 1 ZONE R1-7

JULY 10, 2023

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK