



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 *JULY 22, 2020*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 85-207 - AMENDMENT

HICKSVILLE

MARK MASSERIA: (A) Amend Decision of Zoning Board of Appeals, dated May 30, 1985 in order to Amend the Declaration of Restrictive Covenants to indicate a change in 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.

E/s/o Fox Pl., N/o Walnut Ln., a/k/a 20 Fox Place, Hicksville, NY

SEC. 45 BLK. 302 LOT 24 ZONE R1-7

HEARING NO. 1

APPEAL NO. 21-308

MASSAPEQUA

SERGIA ACEVEDO: (A) Variance to allow existing enclosed porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing enclosed porch and deck having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing deck having less aggregate side yards than permitted by Ordinance.

E/s/o Carman Blvd., 100 ft. N/o Roosevelt Ave., a/k/a 60 Carman Boulevard, Massapequa, NY

SEC. 66 BLK. 113 LOT 111 ZONE R1-10

HEARING NO. 2

APPEAL NO. 21-309

MASSAPEQUA

DANIELLE WISE: Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

N/s/o Lakeview Ave., 188.44 ft. W/o Massapequa Ave., a/k/a 1 Lakeview Avenue, Massapequa, NY

SEC. 57 BLK. 203 LOT 202 ZONE R1-7

HEARING NO. 3

APPEAL NO. 21-310

MASSAPEQUA

IAN KAHN: Variance to construct rear deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Ripplewater Ave., 160 ft. N/o Leewater Ave., a/k/a 86 Ripplewater Avenue, Massapequa, NY

SEC. 66 BLK. 85 LOT 9 ZONE R1-10

HEARING NO. 4

APPEAL NO. 21-311

MASSAPEQUA

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

NW/ cor. of Dover Rd. & Narwood Rd., a/k/a 8 Dover Road, Massapequa, NY

SEC. 57 BLK. 224 LOT 3 ZONE R1-7

HEARING NO. 5

APPEAL NO. 21-312

MASSAPEQUA

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

SE/ cor. of Forest Ave. & Ohio Ave., a/k/a 532 Forest Avenue, Massapequa, NY

SEC. 52 BLK. 262 LOT 263 ZONE R1-7

HEARING NO. 6

APPEAL NO. 21-313

MASSAPEQUA

ANN BRANCATO: (A) Variance to construct deck exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

N/s/o E. Bayview St., 100 ft. E/o Cedar Dr., a/k/a 7 E. Bayview Street, Massapequa, NY

SEC. 66 BLK. 36 LOT 35 ZONE R1-10

HEARING NO. 7

APPEAL NO. 21-314

NORTH MASSAPEQUA

DANTE CASTRO-RECIO: (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear platform with steps to grade and gas fireplace having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing masonry waterfall having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Hawthorne Street) than permitted by Ordinance.

SW/ cor. of Magnolia Dr. & Hawthorne St., a/k/a 1 Magnolia Drive, North Massapequa, NY

SEC. 52 BLK. 404 LOT 32 ZONE R1-7

HEARING NO. 8

APPEAL NO. 21-315

NORTH MASSAPEQUA

RONALD J. FAIRCLOUGH, JR.: (A) Variance to construct pavilion with barbeque and countertop exceeding maximum height than permitted by Ordinance. (B) Variance to construct raised covered porch and pavilion with barbeque and countertop exceeding maximum gross floor area than permitted by Ordinance.

W/s/o West Dr., 1581.38 ft. N/o East Dr., a/k/a 38 West Drive, North Massapequa, NY

SEC. 48 BLK. 171 LOT 39 ZONE R1-7

HEARING NO. 9

APPEAL NO. 21-316

BETHPAGE

RITA GALLO: (A) Variance to allow existing rear roof over and decorative corner details exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height in front yard than permitted by Ordinance.

E/s/o S. Fifth St., 100 ft. N/o Grant Ave., a/k/a 88 S. Fifth Street, Bethpage, NY

SEC. 46 BLK. 15 LOT 58 ZONE R1-6

HEARING NO. 10

APPEAL NO. 21-317

BETHPAGE

PATRICIA ZAMPARELLI: (A) Variance to allow existing rear one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing rear one story addition and shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing shed exceeding maximum height than permitted by Ordinance.

N/s/o Jean Ave., 540 ft. E/o Ceil Pl., a/k/a 4028 Jean Avenue, Bethpage, NY
SEC. 46 BLK. 484 LOT 10 ZONE R1-7

HEARING NO. 11

APPEAL NO. 21-318

BETHPAGE

SPIV BETHPAGE LLC: (A) Variance to install planted buffer between commercial and residentially zoned properties having less size than permitted by Ordinance. (B) Variance to install off-street parking spaces having less setback than permitted by Ordinance. (C) Variance to install rooftop mechanical units having less screening than permitted by Ordinance.

SW/ cor. of Central Ave. & Seaford Oyster Bay Expy, a/k/a 185 Central Avenue, Bethpage, NY
SEC. 49 BLK. 293 LOT 37 ZONE LI

HEARING NO. 12

APPEAL NO. 21-319

HICKSVILLE

KARAMVIR SINGH: (A) Variance to construct 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.

SW/ cor. of Honved St. & Bruce Ave., a/k/a 14 Honved Street, Hicksville, NY
SEC. 12 BLK. 302 LOT 26 ZONE R1-7

HEARING NO. 13

APPEAL NO. 21-320

HICKSVILLE

SULEMAN REHAMANI: (A) Variance to allow existing cellar entrance having less 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.

NW/ cor. of Garden Blvd. & George Ave., a/k/a 4 Garden Boulevard, Hicksville, NY
SEC. 46 BLK. 374 LOT 21 ZONE R1-7

HEARING NO. 14

APPEAL NO. 21-321

HICKSVILLE

GUOCHEN GAO: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance. (C) Variance to allow existing 3.5 ft. high fence exceeding maximum height within 30 feet of intersection than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 67-422 and granted by Decision of the Zoning Board of Appeals, dated September 21, 1967.

SE/ cor. of Scooter Ln. & Poet Ln., a/k/a 95 Scooter Lane, Hicksville, NY
SEC. 46 BLK. 431 LOT 14 ZONE R1-7

HEARING NO. 15

APPEAL NO. 21-322

HICKSVILLE

TRES PROPERTY MANAGEMENT: Variance to construct new dwelling having less lot area and width of lot than permitted by Ordinance.

NW/ cor. of William St. & James St., a/k/a William Street, Hicksville, NY

SEC. 11

BLK. D

LOT 1359

ZONE R1-7

HEARING NO. 16

APPEAL NO. 21-323

HICKSVILLE

MUJIBUR R. MIAH: (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct rear landing with steps to grade attached to addition having less rear yard setback than permitted by Ordinance.

N/s/o Willett Ave., 190 ft. E/o Peach Tree Ln., a/k/a 18 Willett Avenue, Hicksville, NY

SEC. 12

BLK. 362

LOT 17

ZONE R1-7

HEARING NO. 17

APPEAL NO. 21-324

HICKSVILLE

NAVDEEP SINGH NAYYAR: Variance to construct second floor addition having less front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter.

N/s/o Hunter St., 217.64 ft. W/o Dean St., a/k/a 18 Hunter Street, Hicksville, NY

SEC. 46

BLK. 477

LOT 15

ZONE R1-7

HEARING NO. 18

APPEAL NO. 21-325

HICKSVILLE

PURVIK SHAH: Variance to install pool equipment having less front yard setback and rear yard setback than permitted by Ordinance.

S/s/o 6th St., E/o 5th Ave., a/k/a 81 6th Street, Hickville, NY

SEC. 46

BLK. 273

LOT 1

ZONE R1-7

HEARING NO. 19

APPEAL NO. 21-326

PLAINVIEW

CHRISTOPHER HAAS: (A) Variance to allow existing rear deck with steps to grade and shed having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across front yard (Manetto Hill Road) than permitted by Ordinance.

NE/ cor. of Gilbert Ln. & Manetto Hill Rd., a/k/a 2 Gilbert Lane, Plainview, NY

SEC. 13

BLK. 39

LOT 18

ZONE R1-7

HEARING NO. 20

APPEAL NO. 21-327

PLAINVIEW

STACY MARX: (A) Variance to construct 8 ft. by 9.5 ft. pergola with outdoor kitchen and 8 ft. by 12 ft. pergola having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool equipment and shed having less side yard setback than permitted by Ordinance.

E/s/o Colgate Dr., 517.98 ft. S/o Bucknell Dr., a/k/a 50 Colgate Drive, Plainview, NY

SEC. 13

BLK. 92

LOT 29

ZONE R1-20

HEARING NO. 21

APPEAL NO. 21-328

PLAINVIEW

BRADLEY & MICHELLE GOLDSAMPLER: (A) Variance to construct one story rear addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to one story rear addition and second story addition exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Acorn Ln., 160 ft. W/o Walnut Ct., a/k/a 33 Acorn Lane, Plainview, NY

SEC. 12

BLK. 626

LOT 3

ZONE R1-7

HEARING NO. 22

APPEAL NO. 21-329

PLAINVIEW

MATTHEW MOSKOWITZ: (A) Variance to construct one story addition having less aggregate side yards than permitted by Ordinance. (B) Variance to construct second story addition having less roof pitch than permitted by Ordinance.

N/s/o Eton Pl., 241 ft. W/o Amherst Dr., a/k/a 17 Eton Place Plainview, NY

SEC. 12

BLK. 609

LOT 5

ZONE R1-7

HEARING NO. 23

APPEAL NO. 21-330

SYOSSET

CALOGERO BRUTTO: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Sherman Dr., E/o Richard Ln., a/k/a 47 Sherman Drive, Syosset, NY

SEC. 15

BLK. 148

LOT 13

ZONE R1-10

HEARING NO. 24

APPEAL NO. 21-331

SYOSSET

KYLE ROBERTS: (A) Variance to allow existing front portico having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing rear shed having less side yard setback and exceeding maximum height than permitted by Ordinance.

N/s/o Lorraine St., 85.50 ft. E/o Miller Pl., a/k/a 27 Lorraine Street, Syosset, NY

SEC. 12

BLK. 422

LOT 38

ZONE R1-7

HEARING NO. 25

APPEAL NO. 21-332

GLEN HEAD

JEREMIAH O'SULLIVAN: (A) Variance to allow existing front portico having less average front 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 shed having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 94-459 and granted by Decision of the Zoning Board of Appeals, dated November 3, 1994.

N/s/o Glenwood Rd., 125.66 ft. E/o William St., a/k/a 36 Glenwood Road, Glen Head, NY

SEC. 21

BLK. 12

LOT 106

ZONE R1-7

HEARING NO. 26

APPEAL NO. 21-333

OYSTER BAY

21-25 EAST MAIN STREET LLC: (A) Variance to allow existing air conditioning unit having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear addition having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing walk-in box having less rear yard setback than permitted by Ordinance.

N/s/o E. Main St., W/o White St., a/k/a 21-25 East Main Street, Oyster Bay, NY
SEC. 27 BLK. 2 LOT 225 ZONE GB

HEARING NO. HO 1

APPEAL NO. 21-235

PLAINVIEW

LISA STUMPE: Variance to reconstruct new dwelling having less side yard setback, aggregate side yards, exceeding maximum gross floor area and building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Charlotte Pl., 100.50 ft. E/o Morton Blvd., a/k/a 43 Charlotte Place, Plainview, NY
SEC. 47 BLK. 17 LOT 36 ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 21-236

PLAINVIEW

ROBERT RUSSELL: Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o Lane Ave., 80 ft. W/o Redwood Dr., a/k/a 33 Lane Avenue, Plainview, NY
SEC. 46 BLK. 554 LOT 17 ZONE R1-7

HEARING NO. HO 3

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. HO 4

APPEAL NO. 21-97

HICKSVILLE

RICHARD & HELEN ILSLEY: (A) Variance to allow existing side one story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing second story addition having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing 8.2 ft. by 12.2 ft. shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 7.3 ft. by 12.2 ft. shed and 8.2 ft. by 12.2 ft. shed having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Arch Ln., 60 ft. W/o Arcadia Ln., a/k/a 6 Arch Lane, Hicksville, NY
SEC. 45 BLK. 357 LOT 9 ZONE R1-7

JULY 12, 2021

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