



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

ARLENE VAN LOAN, *Chairwoman* - LOIS SCHMITT - LEWIS J. YEVOLI - RITA BYRNE
KATHLEEN MULLIGAN - REBECCA M. ALESIA

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 23, 2020*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Chapter 246, Section 246-12 of the Code of the Town of Oyster Bay, and New York State Executive Order No. 202.1, et. seq. 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, 54 Audrey Avenue, Oyster Bay, New York, on *JULY 23, 2020*, at 7:00 P.M., to be held remotely, and the public has the ability to view or listen to such proceeding via live stream at www.oysterbaytown.com, and that such meeting will be recorded and later transcribed, to consider the following appeal:

MEMBERS OF THE PUBLIC MAY COMMENT ON APPLICATIONS. COMMENTS TO BE HEARD ON THE NIGHT OF THE HEARING AND ENTERED INTO THE RECORD AT THAT TIME MUST BE RECEIVED BY THE ZONING BOARD OF APPEALS BY 4 P.M. THE DATE OF THE HEARING, COMMENTS TO BE ENTERED INTO THE RECORD FOLLOWING THE HEARING MUST BE RECEIVED BY THE NEXT WEDNESDAY FOLLOWING THE HEARING DATE BY 4 P.M.

COMMENTS SHALL BE SENT EITHER:

VIA E-MAIL TO: SCLONINGER@OYSTERBAY-NY.GOV

**VIA MAIL TO: ZONING BOARD OF APPEALS
74 Audrey Avenue
Oyster Bay, NY 11771**

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 16-74 - AMENDMENT

EAST NORWICH

EDWARD SEIDNER: Amend Specific Plan as presented for Appeal No. 16-74 and granted by Decision of the Zoning Board of Appeals, dated February 4, 2016 to construct rear addition and raised masonry patio.

E/s/o Ridge Rock Ln., 692.50 ft. N/o Sugar Toms Ln., a/k/a 22 Ridge Rock Lane, East Norwich, NY
SEC. 27 BLK. 46 LOT 10 ZONE R1-1A

HEARING NO. RC 2

APPEAL NO. 90-246- AMENDMENT

OYSTER BAY

JOHN M. COLLINS: Amend Specific Plan as presented for Appeal No. 90-246 and granted by Decision of the Zoning Board of Appeals, dated July 26, 1990, for the conversion of second and third story office space to residential apartments, thereby requiring the reduction of off-street parking spaces. Reduction of spaces to 0 when 21 parking spaces are required.

NW/ cor. of South St. & W. Main St., a/k/a 108 South Street, Oyster Bay, NY
SEC. 27 BLK. 31 LOT 269 ZONE GB

HEARING NO. 1

APPEAL NO. 20-233

MASSAPEQUA

JOHN ODDO: Variance to allow existing rear covered porch having less rear yard setback than permitted by Ordinance.

S/s/o St. Marks Pl., 200 ft. W/o Seaford Ave., a/k/a 10 St. Marks Place, Massapequa, NY
SEC. 65 BLK. 901 LOT 249 ZONE R1-7

HEARING NO. 2

APPEAL NO. 20-234

MASSAPEQUA

MICHAEL & KELLY A. TUMMINELLO: (A) Variance to construct front roof over porch having less side yard setback than permitted by Ordinance. (C) Variance to construct front roof over porch and allow existing garage addition exceeding maximum building coverage than permitted by Ordinance.

E/s/o Clearview Ln., 497.12 ft. W/o Sunset Blvd., a/k/a 320 Clearview Lane, Massapequa, NY
SEC. 65 BLK. 238 LOT 17 ZONE R1-10

HEARING NO. 3

APPEAL NO. 20-235

MASSAPEQUA

NANCY SILVERMAN: Variance to construct a front portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Chicago Ave., 515.72 ft. E/o Ocean Ave., a/k/a 142 Chicago Ave. Massapequa, NY
SEC. 48 BLK. 127 LOT 1533 ZONE R1-7

HEARING NO. 4

APPEAL NO. 20-236

NORTH MASSAPEQUA

MICHAEL HARDING: (A) Variance to allow existing roof over patio having less side yard setback than permitted by Ordinance. (B) Variance to allow existing roof over patio and one story addition having less aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (C) Amend Specific Plans as presented for Appeal No. 58-700 and granted by Decision of the Zoning Board of Appeals, dated September 18, 1958 and for Appeal No. 65-39 and granted by Decision of the Zoning Board of Appeals, dated February 15, 1965.

N/s/o N. Walnut St., 640 ft. W/o N. Central Ave., a/k/a 263 N. Walnut Street, North Massapequa, NY
SEC. 52 BLK. 222 LOT 14 ZONE R1-7

HEARING NO. 5

APPEAL NO. 20-237

NORTH MASSAPEQUA

ESTATE OF EDWARD RODRIGUEZ: Variance to construct new dwelling on a subdivided lot having less lot area, width of lot at front property line and width of lot from required front yard to required rear yard than permitted by Ordinance. (PARCEL A)

N/s/o No., Detroit Ave., 300 ft. E/o No. New York Dr., a/k/a N. Detroit Ave, No. Massapequa, NY
SEC. 48 BLK. 5 LOT 31 ZONE R1-7

HEARING NO. 6

APPEAL NO. 20-238

NORTH MASSAPEQUA

ESTATE OF EDWARD RODRIGUEZ: Variance to construct new dwelling on sub-divided lot having less lot area, width of lot at front property line and width of lot from required front yard to required rear yard than permitted by Ordinance. (PARCEL B)

N/s/o No., Detroit Ave., 360 ft. E/o No. New York Dr., a/k/a N. Detroit Ave, No. Massapequa, NY
SEC. 48 BLK. 5 LOT 28 ZONE R1-7

HEARING NO. 7**APPEAL NO. 20-239****NORTH MASSAPEQUA**

MATTHEW BENNARDO: (A) Variance to construct a second story addition having less rear yard setback, exceeding maximum building coverage and maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing sheds having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 67-527 and granted by Decision of the Zoning Board of Appeals, dated November 16, 1967.

N/s/o Maple Street, 350 ft. W/o Bay Avenue, a/k/a 225 N. Maple Street, North Massapequa, NY
SEC. 52 BLK. 96 LOT 84 ZONE R1-7

HEARING NO. 8**APPEAL NO. 20-240****BETHPAGE**

PAUL REMSEN: Variance to construct detached garage exceeding maximum height and building coverage of the principal building than permitted by Ordinance.

W/s/o N. Hermann Ave., 250 ft. S/o William St., a/k/a 137 N. Hermann Avenue, Bethpage, NY
SEC. 49 BLK. 7 LOT 527 ZONE R1-7

HEARING NO. 9**APPEAL NO. 20-241****HICKSVILLE**

BIBI & DEODAT SINGH: (A) Special Use Permit to convert a one-family dwelling to a two-family dwelling. (B) Variance to construct covered porch, one story addition and second story addition having less average front yard setback than permitted by Ordinance. (C) Variance to construct two story addition, one story front addition, one story rear addition, covered patio and detached garage exceeding maximum gross floor area than permitted by Ordinance.

N/s/o W. Nicholai St., 731.86 ft. W/o Newbridge Rd., a/k/a 198 W. Nicholai Street, Hicksville, NY
SEC. 11 BLK. 323 LOT 18 ZONE R1-6

HEARING NO. 10**APPEAL NO. 20-242****HICKSVILLE**

DOUGLAS SHERRY: (A) Variance to construct detached garage exceeding maximum height, building coverage of the principal building and building coverage for accessory structure than permitted by Ordinance. (B) Variance to construct front roof over porch having less side yard setback than permitted by Ordinance.

W/s/o Linden Blvd., 648 ft. N/o Meadow Ln., a/k/a 36 Linden Boulevard, Hicksville, NY
SEC. 46 BLK. 365 LOT 15 ZONE R1-7

HEARING NO. 11**APPEAL NO. 20-243****HICKSVILLE**

TRES PROPERTY MANAGEMENT: Variance to construct new dwelling on vacant lot having less lot area, width of lot, average side/front yard setback, roof pitch and exceeding maximum height than permitted by Ordinance; also encroachment of eaves and gutters.

NW/ cor. of William St. & James St., a/k/a 108 William Street, Hicksville, NY
SEC. 11 BLK. D LOT 1359 ZONE R1-7

HEARING NO. 12**APPEAL NO. 20-244****HICKSVILLE**

ROY SCHLEGEL: (A) Variance to construct garage extension having less side yard setback, rear yard setback, exceeding maximum height, building coverage of the principal building and building coverage for accessory structure than permitted by Ordinance. (B) Variance to construct garage extension and allow existing roof overs exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Twin Lawns Ave., 1320.37 ft. N/o Jericho Tpke., a/k/a 60 Twin Lawns Ave., Hicksville, NY
SEC. 12 BLK. 323 LOT 60 ZONE R1-6

HEARING NO. 13**APPEAL NO. 20-245****PLAINVIEW**

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

N/s/o Vernon St., E/o Universal Blvd., a/k/a 34 Vernon Street, Plainview, NY
SEC. 12 BLK. 47 LOT 106 ZONE R1-7

HEARING NO. 14**APPEAL NO. 20-246****WOODBURY**

ALAN LEWIS: (A) Variance to allow existing raised wood deck exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing air conditioning unit exceeding maximum projection into side yard than permitted by Ordinance.

N/s/o Irving Dr., 729.62 ft. W/o Winthrop Dr., a/k/a 41 Irving Drive, Woodbury, NY
SEC. 14 BLK. 38 LOT 6 ZONE R1-10

HEARING NO. 15**APPEAL NO. 20-247****WOODBURY**

NAIM OSMOND: Variance to construct rear covered porch with balcony above and covered barbeque exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Woodbury Farms Dr., 1134.9 ft. E/o Chauncey Pl., a/k/a 24 Woodbury Farms Dr., Woodbury, NY
SEC. 14 BLK. D LOT 680 ZONE R1-15

HEARING NO. 16**APPEAL NO. 20-248****WOODBURY**

WOODBURY HILLS INC.: Variance to construct a new dwelling on sub-divided lot having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (PARCEL 1)

N/s/o Woodbury-Cold Spring Rd., 59.29 ft. W/o Woodbury Hills Ct., a/k/a Woodbury-Cold Spring Rd., Woodbury, NY
SEC. 14 BLK. E LOT 823 ZONE R1-10

HEARING NO. 17**APPEAL NO. 20-249****WOODBURY**

WOODBURY HILLS INC.: (A) Variance to construct new dwelling on sub-divided lot on a lot with 0 ft. frontage on town road. (B) Variance to construct a new dwelling on sub-divided lot having less width of lot frontage, front yard setback, exceeding maximum height, building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (PARCEL 2)

N/s/o Woodbury-Cold Spring Rd., 82 ft. W/o Woodbury Hills Ct., a/k/a Woodbury-Cold Spring Rd., Woodbury, NY
SEC. 14 BLK. E LOT 823 ZONE R1-10

HEARING NO. 18

APPEAL NO. 20-250

WOODBURY

WOODBURY HILLS INC.: (A) Variance to construct new dwelling on sub-divided lot on a lot with 0 ft. frontage on town road. (B) Variance to construct a new dwelling on sub-divided lot having less width of lot frontage and front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (PARCEL 3)

N/s/o Woodbury-Cold Spring Rd., 46.96 ft. W/o Woodbury Hills Ct., a/k/a Woodbury-Cold Spring Rd., Woodbury, NY
SEC. 14 BLK. E LOT 823 ZONE R1-10

HEARING NO. 19

APPEAL NO. 20-251

WOODBURY

WOODBURY HILLS INC.: (A) Variance to construct new dwelling on sub-divided lot on a lot with 0 ft. frontage on town road. (B) Variance to construct a new dwelling on sub-divided lot having less width of lot frontage and front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (PARCEL 4)

N/s/o Woodbury-Cold Spring Rd., 78.44 ft. W/o Woodbury Hills Ct., a/k/a Woodbury-Cold Spring Rd., Woodbury, NY
SEC. 14 BLK. E LOT 823 ZONE R1-10

HEARING NO. 20

APPEAL NO. 20-252

WOODBURY

WOODBURY HILLS INC.: (A) Variance to construct new dwelling on sub-divided lot on a lot with 0 ft. frontage on town road. (B) Variance to construct a new dwelling on sub-divided lot having less width of lot frontage, front yard setback and exceeding maximum height than permitted by Ordinance; also encroachment of eaves and gutters. (PARCEL 5)

N/s/o Woodbury-Cold Spring Rd., 156.11 ft. W/o Woodbury Hills Ct., a/k/a Woodbury-Cold Spring Rd., Woodbury, NY
SEC. 14 BLK. E LOT 823 ZONE R1-10

HEARING NO. 21

APPEAL NO. 20-253

GLENWOOD LANDING

111 GLENWOOD ROAD LLC: (A) Variance to construct a new dwelling on sub-divided lot having less lot area, width of lot at front property line, width of lot from the front property line to the required rear yard, rear yard setback, roof pitch and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct a driveway having less side yard than permitted by Ordinance. (PARCEL A)

N/s/o Hillside Ave., 298.88 ft. E/o Glen Lane, a/k/a Hillside Ave., Glenwood Landing, NY
SEC. 20 BLK. 27 LOT p/o 325 ZONE R1-7

HEARING NO. 22

APPEAL NO. 20-254

GLENWOOD LANDING

111 GLENWOOD ROAD LLC: (A) Variance to allow non-conforming lot to allow residential and commercial buildings on proposed sub-divided lot on a lesser lot. (B) Variance to allow existing dwelling having less side yard setback than permitted by Ordinance. (PARCEL B)

N/s/o Hillside Ave., 167.65 ft. E/o Glen Lane, a/k/a 111 Glenwood Rd., Glenwood Landing, NY
SEC. 20 BLK. 27 LOT 122 ZONE R1-7

HEARING NO. 23**APPEAL NO. 20-255****GLEN HEAD**

PHILIP RESSA: (A) Variance to construct cantilevered second story addition side deck and side roof over having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct fireplace and chimney having less side yard setback than permitted by Ordinance. (C) Variance to construct cantilevered second story addition having less roof pitch than permitted by Ordinance. (D) Variance to construct widened driveway having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

N/s/o Roosevelt Ave., 191.2 ft. E/o Coolidge Ave., a/k/a 10 Roosevelt Avenue, Glen Head, NY
SEC. 20 BLK. 4 LOT 28 ZONE R1-7

HEARING NO. 24**APPEAL NO. 20-256****OYSTER BAY**

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

E/s/o School St., 500 ft. N/o Berry Hill Rd., a/k/a 183 School Street, Oyster Bay, NY
SEC. 27 BLK. 21 LOT 38 ZONE R1-6/OB

HEARING NO. 25**APPEAL NO. 20-257****OYSTER BAY**

MICHAEL DELCOLLE: (A) Variance to allow the expansion of structure to legally nonconforming residence. (B) Variance to construct two story addition with basement exceeding maximum height and height setback ratio of the side yard than permitted by Ordinance. (C) Variance to construct two story addition with basement, second floor deck, allow existing front porch extension and garage addition exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing garage addition having less front yard setback and side yard setback than permitted by Ordinance.

S/s/o Locust Ave., 150 ft. W/o Ivy St., a/k/a 22 Locust Avenue, Oyster Bay, NY
SEC. 27 BLK. N LOT 113 ZONE R1-6/OB

HEARING NO. HO 1**APPEAL NO. 20-209****MASSAPEQUA**

EASTLAND ESTATES, INC.: Variance to construct new dwelling on a sub-divided lot having less width of lot at front property line, width of lot from front yard to required rear yard and lot area than permitted by Ordinance. (PLOT A)

N/s/o Jerusalem Ave., 418.98 ft. E/o Broadway, a/k/a 183 Jerusalem Ave., Massapequa, NY
SEC. 48 BLK. 75 LOT 960 ZONE R1-7

HEARING NO. HO 2**APPEAL NO. 20-210****MASSAPEQUA**

EASTLAND ESTATES, INC.: Variance to construct new dwelling on a sub-divided lot having less width of lot at front property line, width of lot from front yard to required rear yard and lot area than permitted by Ordinance. (PLOT B)

N/s/o Jerusalem Ave., 478.98 ft. E/o Broadway, a/k/a 183 Jerusalem Ave., Massapequa, NY
SEC. 48 BLK. 75 LOT 960 ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 20-164

MASSAPEQUA

DEREK MILLER: (A) Variance to construct front portico exceeding maximum building coverage and having less average front yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-475 and granted by Decision of the Zoning Board of Appeals, dated September 19, 2019.

W/s/o Beach Rd., 1834.15 ft. S/o Canal Rd., a/k/a 40 Beach Road, Massapequa, NY
SEC. 65 BLK. 97 LOT 483 ZONE R1-7

JULY 13, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK