



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* - KATHLEEN MULLIGAN
REBECCA M. ALESIA - ANDREW MONTELEONE - LISA CICCOLELLA - FLORESTANO GIRARDI

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 25, 2024*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 24-189

MASSAPEQUA PARK

SHARI WESTBROOK: (A) Variance to construct a 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 1 when 3 parking spaces are required.

NW/ cor. of Westwood Rd. S. & Carmans Rd., a/k/a 1 Westwood Road S., Massapequa Park, NY
SEC. 48 BLK. 540 LOT 27 ZONE R1-7

HEARING NO. 2

APPEAL NO. 24-282

MASSAPEQUA PARK

SHARI WESTBROOK: (A) Variance to allow existing 6 ft. high PVC fence, wood fence and chain link fence exceeding maximum height across side/front yard (Carmans Road) than permitted by Ordinance. (B) Variance to allow existing one story front addition having less average front yard setback than permitted by Ordinance. (C) Variance to allow existing cellar entrance having less average side/front yard setback than permitted by Ordinance. (D) Variance to construct one story rear addition having less side yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to construct one story rear addition, allow existing one story front addition, gazebo and shed exceeding maximum building coverage than permitted by Ordinance. (F) Variance to construct one story rear addition, allow existing one story front addition and gazebo exceeding maximum gross floor area than permitted by Ordinance. (G) Variance to allow existing shed having less side/front yard setback (Carmans Road) than permitted by Ordinance. (H) Variance to allow existing gazebo having less side/front yard setback (Carmans Road) than permitted by Ordinance.

NW/ cor. of Westwood Rd. S. & Carmans Rd., a/k/a 1 Westwood Road S., Massapequa Park, NY
SEC. 48 BLK. 540 LOT 27 ZONE R1-7

HEARING NO. 3

APPEAL NO. 92-319 - AMENDMENT

MASSAPEQUA

JLP & ASSOCIATES INC.: Amend Specific Plan as presented for Appeal No. 92-319 and granted by Decision of the Zoning Board of Appeals, dated September 23, 1992 to eliminate the prior condition of approval and the Declaration of Restrictive Covenants.

E/s/o Biltmore Blvd., 120 ft. S/o Baldwin Ave., a/k/a 100 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 107 LOT 1202 ZONE R1-7

HEARING NO. 4**APPEAL NO. 24-181****MASSAPEQUA**

KATIE SKEI: (A) Variance to allow existing pool equipment having less side/front yard setback (Cedar Shore Drive) than permitted by Ordinance. (B) Variance to allow existing rear one story addition having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story addition having less roof pitch than permitted by Ordinance. (D) Variance to construct second story addition and allow existing rear one story addition exceeding maximum gross floor area than permitted by Ordinance.

NE/ cor. of Exeter Rd. & Cedar Shore Dr., a/k/a 125 Exeter Road, Massapequa, NY

SEC. 65**BLK. 164****LOT 73****ZONE R1-10/OHG**

HEARING NO. 5**APPEAL NO. 24-270****MASSAPEQUA**

MICHAEL FAY: (A) Variance to construct two story addition exceeding maximum height, building coverage and gross floor area 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. 21-430 and granted by Decision of the Zoning Board of Appeals, dated October 7, 2021.

W/s/o Division Ave., 2047.59 ft. S/o Garfield Pl., a/k/a 64 Division Avenue, Massapequa, NY

SEC. 65**BLK. 135****LOT 463****ZONE R1-7**

HEARING NO. 6**APPEAL NO. 24-116****NORTH MASSAPEQUA**

KEVIN LEATHERMAN: (A) Variance to allow existing wood platform having less side yard setback than permitted by Ordinance. (B) Variance to allow existing one story attached garage having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

N/s/o N. Manhattan Ave., 500 ft. E/o N. Summit Dr., a/k/a 111 N. Manhattan Ave., North Massapequa, NY

SEC. 48**BLK. 86****LOT 1209****ZONE R1-7**

HEARING NO. 7**APPEAL NO. 24-168****FARMINGDALE**

ADNAN SIDDIQUI: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across front, side/front and rear/front property lines than permitted by Ordinance. (B) Variance to allow existing 3 ft. high fence exceeding maximum height within 30 ft. from intersection than permitted by Ordinance.

NW/ cor. of Carman Rd. & Joseph Ln., a/k/a 500 Carman Road, Farmingdale, NY

SEC. 48**BLK. 554****LOT 10****ZONE R1-7**

HEARING NO. 8**APPEAL NO. 24-179****FARMINGDALE**

HORACIO TORRES-BONILLA: (A) Variance to allow existing swimming pool and pool deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing swimming pool having less setback from fence than permitted by Ordinance.

W/s/o Elm Dr., 80.24 ft. N/o Ferry Rd., a/k/a 86 Elm Drive, Farmingdale, NY

SEC. 49**BLK. 164****LOT 15****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 23-400****HICKSVILLE**

IDRIS MASHRIQI: (A) Variance to construct new dwelling having less average side/front yard setback, roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct two (2) egress wells exceeding maximum encroachment into side yard than permitted by Ordinance. (C) Variance to install two (2) air conditioning units exceeding maximum encroachment into rear yard than permitted by Ordinance.

SE/ cor. of Jerusalem Ave. & 9th St., a/k/a 301 Jerusalem Avenue, Hicksville, NY

SEC. 46**BLK. 289****LOT 991****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 24-178****HICKSVILLE**

HARDIP SACHAR: (A) Variance to construct first floor addition having less side yard setback and aggregate side yards 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. (C) Amend Specific Plan as presented for Appeal No. 58-892 and granted by Decision of the Zoning Board of Appeals, dated November 6, 1958.

E/s/o West Ave., N/o Elmira St., a/k/a 144 West Avenue, Hicksville, NY

SEC. 45**BLK. 49****LOT 32****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 24-187****HICKSVILLE**

NUR ALI: (A) Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Mill Road) than permitted by Ordinance. (B) Variance to construct two story addition with second floor deck having less average side/front yard setback (Mill Road) than permitted by Ordinance. (C) Variance to construct one story front addition and two story addition with second floor deck exceeding maximum gross floor area than permitted by Ordinance.

NW/ cor. of Fox Pl. & Mill Rd., a/k/a 59 Fox Place, Hicksville, NY

SEC. 45**BLK. 485****LOT 17****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 24-216****HICKSVILLE**

CHRISTINE KETCHAM: (A) Variance to allow existing rear roof over attached to detached garage having less rear yard setback, exceeding maximum rear yard coverage, accessory building coverage and building coverage of the principal building than permitted by Ordinance. (B) Variance to construct one story rear addition, allow existing rear roof over attached to detached garage and side awning exceeding maximum building coverage than permitted by Ordinance.

S/s/o West St., 150 ft. E/o Woodbury Rd., a/k/a 10 West Street, Hicksville, NY

SEC. 12**BLK. 232****LOT 107****ZONE R1-6**

HEARING NO. 13**APPEAL NO. 24-229****HICKSVILLE**

THERESA CAPUTO: (A) Variance to construct covered patio having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 18-302 and granted by Decision of the Zoning Board of Appeals, dated July 12, 2018.

N/s/o Summer Ln., 290 ft. W/o Autumn Ln., 33 Summer Lane, Hicksville, NY

SEC. 45**BLK. 298****LOT 16****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 24-284****HICKSVILLE**

DALJIT KAUR: (A) Variance to allow existing second story cantilevered addition (South side) having less average side/front yard setback (Burns Avenue) than permitted by Ordinance. (B) Amend Specific Plan as presented as presented for Appeal No. 22-472 and granted by Decision of the Zoning Board of Appeals, dated November 17, 2022.

SE/ cor. of Burns Ave. & Windsor St., a/k/a 72 Burns Avenue, Hicksville, NY

SEC. 11**BLK. D****LOT 566****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 24-191****JERICH0**

ALEX WOLFF: (A) Variance to allow existing rear wood porch having less side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing 7 ft. by 7.6 ft. shed having less rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 94-300 and granted by Decision of the Zoning Board of Appeals, dated August 4, 1994.

W/s/o 23rd St., 310 ft. S/o Scott Ave., a/k/a 4 23rd Street, Jericho, NY

SEC. 12**BLK. 214****LOT 140****ZONE R1-7**

HEARING NO. 16**APPEAL NO. 24-190****SYOSSET**

HASAN SHEIKH: (A) Variance to allow existing 5 ft. high fence and 6 ft. high PVC fence exceeding maximum height across side/front yard (Woodbury Road) than permitted by Ordinance. (B) Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Market Dr. & Woodbury Rd., a/k/a 1 Market Drive, Syosset, NY

SEC. 12**BLK. 502****LOT 1****ZONE R1-7**

HEARING NO. 17**APPEAL NO. 24-240****SYOSSET**

MARLENE WOSKA: Variance to allow existing deck exceeding maximum building coverage than permitted by Ordinance.

S/s/o Sherman Dr., 570.16 ft. E/o Richard Ln., a/k/a 44 Sherman Drive, Syosset, NY

SEC. 15**BLK. 149****LOT 8****ZONE R1-10**

HEARING NO. 18**APPEAL NO. 24-182****GLEN COVE**

MICHAEL SANTOLI: (A) Variance to construct new dwelling exceeding maximum building coverage, gross floor area, height, having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct cellar entrance having less side yard setback than permitted by Ordinance. (C) Variance to construct driveway having less side yard setback than permitted by Ordinance.

W/s/o Lawrence Ln., 50 ft. S/o Rini Rd., a/k/a 206 Lawrence Lane, Glen Cove, NY

SEC. 23**BLK. 35****LOT 6****ZONE R1-10**

HEARING NO. 19**APPEAL NO. 24-276****GLEN COVE**

SCOTT GOLDBERG: (A) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 19-97 and granted by Decision of the Zoning Board of Appeals, dated February 28, 2019.

E/s/o Lawrence Ln., 70 ft. S/o Rini Rd., 231 Lawrence Lane, Glen Cove, NY

SEC. 23**BLK. 36****LOT 4****ZONE R1-10**

HEARING NO. 20**APPEAL NO. 24-154****OYSTER BAY**

VINCENT & DAWN GAMBA: (A) Variance to allow existing 8.3 ft. by 12.3 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing addition to wood deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 19-155 and granted by Decision of the Zoning Board of Appeals, dated March 28, 2019.

N/s/o School House Pl., 827.92 ft. E/o Highwood Rd., a/k/a 18 School House Place, Oyster Bay, NY

SEC. 27**BLK. 85****LOT 5****ZONE R1-20**

HEARING NO. 21**APPEAL NO. 24-201****OYSTER BAY**

EMMANUEL CAPPELLO: (A) Variance to construct detached garage having less front yard setback than permitted by Ordinance. (B) Variance to allow existing raised stone patio having less rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 85-468 and granted by Decision of the Zoning Board of Appeals, dated September 26, 1985, and amended by Decision of the Zoning Board of Appeals, dated January 10, 2008.

E/s/o Mill River Rd., 1167.30 ft. S/o Juniper Dr., a/k/a 426 Mill River Road, Oyster Bay, NY

SEC. 24**BLK. B****LOT 1004****ZONE R1-1A**

HEARING NO. HO 1**APPEAL NO. 23-550****NORTH MASSAPEQUA**

194 N. CHESTNUT ST. LLC: Variance to allow existing three-family dwelling in R1-7 residence district.

S/s/o N. Chestnut St., 127.8 ft. E/o N. Broadway, a/k/a 194 N. Chestnut Street, North Massapequa, NY

SEC. 48**BLK. 33****LOT 76****ZONE R1-7**

HEARING NO. HO 2**APPEAL NO. 24-62****EAST NORWICH**

ANTHONY STRIANESE: (A) Variance to construct 45.4 ft. by 44.3 ft. new dwelling on partial new and partial existing foundation having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) 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., 31.47 ft. S/o Radcliff Dr. N., a/k/a 107 Radcliff Drive E., East Norwich, NY

SEC. 24**BLK. 11****LOT 9****ZONE R1-7**

HEARING NO. HO 3

APPEAL NO. 24-28

MASSAPEQUA

JLP & ASSOCIATES INC.: (A) Variance to construct new dwelling on subdivided lot having less width of lot at street and width from front property line to required rear yard than permitted by Ordinance. **PARCEL A**

(B) Variance to construct new dwelling on subdivided lot having less width of lot at street and width from front property line to required rear yard than permitted by Ordinance. **PARCEL B**

E/s/o Biltmore Blvd., 120 ft. S/o Baldwin Ave., a/k/a 100 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 107 LOT 1202 ZONE R1-7

HEARING NO. HO 4

APPEAL NO. 24-145

JERICHO

MONTI SOHAL: (A) Variance to construct 20 ft. by 18 ft. garage having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow parking within required rear yard.

N/s/o Marian Ln., 97.55 ft. W/o Moss Ln., a/k/a 63 Marian Lane, Jericho, NY
SEC. 12 BLK. 616 LOT 31 ZONE R1-10

HEARING NO. HO 5

APPEAL NO. 24-169

PLAINVIEW

VINAY BINDIGANA VELE: (A) Variance to construct second story addition with cantilever having less aggregate side yards than permitted by Ordinance. (B) Variance to construct second story addition with cantilever and portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Wendell St., 240 ft. E/o S. Oyster Bay Rd., a/k/a 9 Wendell Street, Plainview, NY
SEC. 12 BLK. 38 LOT 113 ZONE R1-7

JULY 15, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK