



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 **AUGUST 3, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-346

MASSAPEQUA

PIETRO MASTRANDREA: (A) Variance to install pool filter and electric pool heater having less side yard setback than permitted by Ordinance. (B) Variance to install in-ground swimming pool and hot tub having less front yard setback (Division Avenue) than permitted by Ordinance. (C) Variance to construct deck exceeding maximum building coverage and gross floor area than permitted by Ordinance. (D) Variance to erect pool fencing having less setback from pool edge than permitted by Ordinance. (E) Variance to erect 6 ft. high vinyl fence exceeding maximum height across side/front yard (Bayview Place West) and front yard (Division Avenue) than permitted by Ordinance.

SE/ cor. of Division Ave. & Bayview Pl. W., a/k/a 41 Division Avenue, Massapequa, NY

SEC. 65

BLK. 200

LOT 4

ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-351

MASSAPEQUA

FRANK MONELLO: (A) Variance to construct front portico having less average front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct front portico and allow existing wood deck exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing wood deck having less aggregate side yards than permitted by Ordinance. (D) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

W/s/o Division Ave., 100 ft. S/o Lincoln Pl., a/k/a 214 Division Avenue, Massapequa, NY

SEC. 65

BLK. 46

LOT 95

ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-357

MASSAPEQUA

PETER GLYKOS: (A) Variance to construct cantilevered second floor addition having less average front yard setback (Sunset Road) than permitted by Ordinance. (B) Variance to construct dormer above garage having less average side/front yard setback (South Bay Road) than permitted by Ordinance. (C) Variance to construct cantilevered second floor addition and front roofed over porch having less side yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to allow existing 8.1 ft. by 3.9 ft. shed having less side yard setback than permitted by Ordinance. (E) Variance to allow existing wood burning fire pit having less side/front yard setback than permitted by Ordinance. (F) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (South Bay Drive) than permitted by Ordinance. (G) Amend Specific Plan as presented for Appeal No. 92-447 and granted by Decision of the Zoning Board of Appeals, dated December 3, 1992.

NW/ cor. of Sunset Rd. & S. Bay Dr., a/k/a 155 Sunset Road, Massapequa, NY

SEC. 66

BLK. 51

LOT 7

ZONE R1-10

HEARING NO. 4**APPEAL NO. 23-419****MASSAPEQUA**

MATTHEW BUONDELMONTE: (A) Variance to construct front overhang, rear balcony and existing rear deck having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct egress well having less side yard setback than permitted by Ordinance. (C) Variance to construct second story addition having less roof pitch and exceeding maximum height than permitted by Ordinance. (D) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (F) Variance to construct rear balcony, front overhang, allow existing front platform with steps to grade and rear deck exceeding maximum building coverage than permitted by Ordinance. (G) Variance to construct second story addition, rear balcony, allow existing front platform with steps to grade and rear deck exceeding maximum gross floor area than permitted by Ordinance. (H) Amend Specific Plan as presented for Appeal No. 17-41 and granted by Decision of the Zoning Board of Appeals, dated February 16, 2017.

W/s/o Lake Shore Blvd., 533.16 ft. N/o Merrick Rd., a/k/a 50 Lake Shore Boulevard, Massapequa, NY
SEC. 57 BLK. 129 LOT 123 ZONE R1-7

HEARING NO. 5**APPEAL NO. 23-354****NORTH MASSAPEQUA**

CHRISTOPHER GRIECO: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 20-264 and granted by Decision of the Zoning Board of Appeals, dated September 21, 2020.

N/s/o N. Wyoming Ave., 242.22 ft. E/o Rosemary Dr., a/k/a 365 N. Wyoming Ave., N. Massapequa, NY
SEC. 52 BLK. 44 LOT 66 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-412****NORTH MASSAPEQUA**

NICK CAPPELLO: (A) Variance to construct rear wood deck with steps to grade having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-111 and granted by Decision of the Zoning Board of Appeals, dated March 24, 2022.

N/s/o N. Queens Ave., 340.76 ft. E/o Magnolia Dr., a/k/a 407 N. Queens Ave., North Massapequa, NY
SEC. 52 BLK. 111 LOT 219 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-317****FARMINGDALE**

KELLY GRAHAM: (A) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o 4th Ave., 250 ft. E/o Woodward Pkwy., a/k/a 12 4th Avenue, Farmingdale, NY
SEC. 48 BLK. 256 LOT 62 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-403****BETHPAGE**

SCOTT NANESS: Variance to allow existing swimming pool waterfall having less rear yard setback than permitted by Ordinance.

SW/ cor. Laurel Pl. & S. Sheridan Ave., a/k/a 1 Laurel Place, Bethpage, NY
SEC. 46 BLK. 246 LOT 489 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-312****HICKSVILLE**

SCHEMBY SINGH: Variance to construct new dwelling having less side yard setback and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Gardner Ave., 220.86 ft. W/o Roy Ave., a/k/a 176 Gardner Avenue, Hicksville, NY
SEC. 11 BLK. 400 LOT 74A ZONE R1-10

HEARING NO. 10**APPEAL NO. 23-322****HICKSVILLE**

GEORGE PETERS: (A) Variance to allow existing 6 ft. high stockade fence exceeding maximum height across side/front yard (Gardner Avenue) than permitted by Ordinance. (B) Variance to allow existing shed having less side/front yard setback than permitted by Ordinance.

SW/ cor. of Roy Ave. & Gardner Ave., a/k/a 15 Roy Avenue, Hicksville, NY
SEC. 11 BLK. 400 LOT 76 ZONE R1-10

HEARING NO. 11**APPEAL NO. 23-323****HICKSVILLE**

FRANK GRITSER: (A) Variance to allow existing one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

W/s/o Crown St., 488.97 ft. N/o King St., a/k/a 18 Crown Street, Hicksville, NY
SEC. 12 BLK. 300 LOT 14 ZONE R1-7

HEARING NO. 12**APPEAL NO. 23-324****HICKSVILLE**

ROBERT LANG: (A) Variance to allow existing covered porch with steps to grade having less side/front yard setback (Woodbine Drive East) than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing shed and covered porch exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Woodbine Dr. E. & Birchwood Ln., a/k/a 46 Woodbine Drive E., Hicksville, NY
SEC. 46 BLK. 515 LOT 9A ZONE R1-7

HEARING NO. 13**APPEAL NO. 23-333****HICKSVILLE**

JAMES WALKER: (A) Variance to construct cantilevered second floor addition having less average front yard setback (Washington Avenue), side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct cantilevered second floor addition, rear second story balcony and front roof over porch exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct cantilevered second floor addition and rear second story balcony exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing hot tub having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 97-515 and granted by Decision of the Zoning Board of Appeals, dated December 4, 1997.

W/s/o Cottage Blvd., 225 ft. S/o Essex Ln., a/k/a 160 Cottage Boulevard, Hicksville, NY
SEC. 46 BLK. 375 LOT 10 ZONE R1-7

HEARING NO. 14

APPEAL NO. 23-343

HICKSVILLE

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

SE/ cor. of Violet Ave. & Mabel St., a/k/a 16 Violet Avenue, Hicksville, NY

SEC. 12

BLK. 291

LOT 4

ZONE R1-7

HEARING NO. 15

APPEAL NO. 23-335

WOODBURY

DOUGLAS & TAMI YOUNGMAN: (A) Variance to construct front roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct rear one story addition and front roof over porch exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct rear one story addition and 3 ft. by 9 ft. rear raised platform exceeding maximum gross floor area than permitted by Ordinance.

N/o Roseanne Dr., 279.10 ft. E/o Verna Way, a/k/a 48 Roseanne Drive, Woodbury, NY

SEC. 15

BLK. 175

LOT 88

ZONE R1-10

HEARING NO. 16

APPEAL NO. 23-341

WOODBURY

RUDOLPH MASSIMO: (A) Variance to allow existing front stoop with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing bocce ball court having less front yard setback and side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing waterfall having less rear yard setback than permitted by Ordinance.

S/s/o Lark Dr., 240 ft. W/o Canterbury Rd., a/k/a 33 Lark Drive, Woodbury, NY

SEC. 12

BLK. 525

LOT 7

ZONE R1-10

HEARING NO. 17

APPEAL NO. 23-296

SYOSSET

BLS BELL BOYS LLC: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 5 when 12 parking spaces are required. (B) Variance to allow existing building having less front yard setback than permitted by Ordinance. (C) Variance to allow existing addition to building having less side yard setback than permitted by Ordinance. (D) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

W/s/o Jackson Ave., 40 ft. N/o Willis Ave., a/k/a 116 Jackson Avenue, Syosset, NY

SEC. 15

BLK. 16

LOT 358

ZONE GB

HEARING NO. 18

APPEAL NO. 23-336

SYOSSET

HYUNCHUL R. YOO: (A) Variance for expansion of a home business exceeding maximum gross floor area of dwelling unit and nonresident employees than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 09-458 and granted by Decision of the Zoning Board of Appeals, dated November 19, 2009.

W/s/o Jackson Ave., 150 ft. N/o Albert Ave., a/k/a 240 Jackson Avenue, Syosset, NY

SEC. 15

BLK. 22

LOT 33

ZONE R1-7

HEARING NO. 19**APPEAL NO. 23-339****SYOSSET**

HYUNCHUL R. YOO: (A) Variance to install 3 ft. by 2.6 ft. non-illuminated ground sign on East side of lot having less front yard setback, exceeding maximum sign area and maximum number of ground signs than permitted by Ordinance. (B) Variance to erect 6 ft. by 3 ft. wall sign exceeding maximum sign area than permitted by Ordinance

W/s/o Jackson Ave., 150 ft. N/o Albert Ave., a/k/a 240 Jackson Avenue, Syosset, NY
SEC. 15 BLK. 22 LOT 33 ZONE R1-7

HEARING NO. 20**APPEAL NO. 23-342 - AMENDMENT****GLENWOOD LANDING**

PATRICE BENNEWARD: Amend Specific Plan as presented for Appeal No. 04-266 and granted by Decision of the Zoning Board of Appeals, dated June 17, 2004, to allow existing roof over side platform, two (2) metal awnings, four (4) bay windows and interior alterations to enlarge one (1) bedroom to remain.

N/s/o Glenwood Rd., 1042.95 ft. E/o Kissam Ln., a/k/a 98 Glenwood Rd., Glenwood Landing, NY
SEC. 21 BLK. P LOT 426 ZONE R1-6

HEARING NO. 21**APPEAL NO. 23-321****LOCUST VALLEY**

CHRISTINA HENRIQUE: (A) Variance to construct roof over patio having less side/front yard setback (Bayville Road) than permitted by Ordinance. (B) Variance to install in-ground swimming pool with spa having less side/front yard setback (Bayville Road) than permitted by Ordinance. (C) Variance to construct rear one story addition and cellar entrance having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct rear one story addition, second story addition and roof over patio exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to erect 6 ft. high vinyl fence exceeding maximum height across side/front yard (Bayville Road) and within 30 ft. of intersection than permitted by Ordinance.

NE/ cor. of Michael F St. & Bayville Rd., a/k/a 2 Michael F Street, Locust Valley, NY
SEC. 29 BLK. D LOT 1006 ZONE R1-7

HEARING NO. 22**APPEAL NO. 23-399****EAST NORWICH**

RX EQUIPMENT CORP.: (A) Variance to construct new dwelling on existing flag lot having less width of lot at pole portion, width of building envelope and front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct parking area having less front yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 83-120 and granted by Decision of the Zoning Board of Appeals, dated May 12, 1983.

W/s/o Pine Hollow Rd., 385 ft. N/o Surrey Pl., a/k/a Pine Hollow Road, East Norwich, NY
SEC. 24 BLK. B LOT 995 ZONE R1-7

HEARING NO. 23**APPEAL NO. 23-393****OYSTER BAY**

JESSE & LINDSAY SCHENKER: (A) Variance to construct 17.08 ft. by 10.92 ft. one story addition with cellar having less average front yard setback and exceeding maximum height setback ratio for side yards (East) than permitted by Ordinance. (B) Variance to construct 17.08 ft. by 10.92 ft. one story addition with cellar and 12 ft. by 12.33 ft. one story addition with cellar having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct 17.08 ft. by 10.92 ft. one story addition with cellar, 12 ft. by 12.33 ft. one story addition with cellar, pergola and allow existing raised rear deck exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing pool filter and heater having less side yard setback than permitted by Ordinance. (E) Variance to allow existing expanded cellar entrance having less side yard setback than permitted by Ordinance.

S/s/o E. Main St., 50 ft. W/o Anstice St., a/k/a 82 E. Main Street, Oyster Bay, NY

SEC. 27

BLK. 33

LOT 9

ZONE R1-6/OB

HEARING NO. HO 1**APPEAL NO. 23-71****HICKSVILLE**

MARY NGUYEN: (A) Variance to allow existing front one story addition having less average front yard setback (Willoughby Avenue) and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing raised roof on existing second floor addition having less roof pitch than permitted by Ordinance. (C) Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 08-156 and granted by Decision of the Zoning Board of Appeals, dated July 24, 2008.

NE/ cor. of Willoughby Ave. & Foran Pl., a/k/a 40 Willoughby Avenue, Hicksville, NY

SEC. 12

BLK. 193

LOT 16

ZONE R1-6

JULY 24, 2023

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK