



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 **AUGUST 5, 2021**, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 77-125 - AMENDMENT

SYOSSET

MARISA SILVER: Amend Specific Plan as presented for Appeal No. 77-125 and granted by Decision of the Zoning Board of Appeals, dated May 5, 1977 and amended by Decision of the Zoning Board of Appeals, dated December 3, 2020, for the submittal of amended plans.

W/s/o Split Rock Rd., 841.29 ft. N/o Burtis Ln., a/k/a 35 Towl Gate Lane, Syosset, NY
SEC. 25 BLK. 60 LOT 9 ZONE R1-1A

HEARING NO. RC 2

APPEAL NO. 76-166 - AMENDMENT

MASSAPEQUA

JOSEPH CORDARO: (A) Amend Decision of Zoning Board of Appeals, dated May 6, 1976 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership and 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.

N/s/o Toronto Ave., 80 ft. E/o Reed Pl., 259 Toronto Avenue, Massapequa, NY
SEC. 45 BLK. 94 LOT 49 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 96-272 - AMENDMENT

BETHPAGE

1111 STEWART AVENUE CORP.: Amend Specific Plan as presented for Appeal No. 96-272 and granted by Decision of the Zoning Board of Appeals, dated August 8, 1996, and amended by Decision of the Zoning Board of Appeals, dated October 17, 2019, to change specific parking plan.

S/s/o Stewart Ave., 719.27 ft. E/o S. Oyster Bay Rd., a/k/a 1111 Stewart Ave., Bethpage, NY
SEC. 46 BLK. G LOT 79 ZONE GB

HEARING NO. 1

APPEAL NO. 21-334

MASSAPEQUA

WILLIAM BONOMO: (A) Variance to allow existing roof-over outdoor kitchen having less side yard setback, rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing driveway having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing pool equipment having less side yard setback and front yard setback than permitted by Ordinance.

N/s/o Sunset Blvd., 100 ft. E/o Cedar Shore Dr., a/k/a 21 Sunset Boulevard, Massapequa, NY
SEC. 65 BLK. 166 LOT 82 ZONE R1-10

HEARING NO. 2**APPEAL NO. 21-335****MASSAPEQUA**

CHRISTOPHER MASI: (A) Variance to construct roofed-over front porch with steps to grade and front one story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct garage addition, front covered porch with steps to grade and front one story addition exceeding maximum building coverage than permitted by Ordinance.

E/s/o Riviera Dr. W., 200 ft. N/o Tanwood Dr., a/k/a 237 Riviera Drive W., Massapequa, NY
SEC. 65 BLK. 222 LOT 11 ZONE R1-10

HEARING NO. 3**APPEAL NO. 21-336****MASSAPEQUA**

SUZANNE PERAKAKIS: (A) Variance to construct first and second story additions having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing rear pergola with outdoor kitchen below, gazebo with gas fireplace and barbeque station having less side yard setback than permitted by Ordinance. (C) Variance to allow existing pool filter and gas pool heater having less side yard setback than permitted by Ordinance. (D) Variance to allow existing three (3) air conditioning units having less side yard setback than permitted by Ordinance. (E) Variance to allow existing outdoor shower having less side yard setback than permitted by Ordinance. (F) Variance to allow existing small shed having less side yard setback than permitted by Ordinance. (G) Variance to construct one story addition, two story addition, allow existing front roof over trellis, rear pergola, rear gazebo, shed and barbeque station exceeding maximum building coverage than permitted by Ordinance. (H) Variance to construct one story addition, two story addition, second story addition, two (2) sets of rear landings and steps to grade, allow existing front roof over trellis, rear pergola, rear gazebo and barbeque station exceeding maximum gross floor area than permitted by Ordinance.

W/s/o W. Shore Dr., 380.38 ft. S/o Orlando St., a/k/a 141 W. Shore Drive, Massapequa, NY
SEC. 66 BLK. 92 LOT 25 ZONE R1-10

HEARING NO. 4**APPEAL NO. 21-337****MASSAPEQUA**

DANIEL FORKER: Variance to install in-ground swimming pool and pool equipment having less front yard setback than permitted by Ordinance.

SE/ cor. of Rhode Island Ave. & State St., a/k/a 220 Rhode Island Avenue, Massapequa, NY
SEC. 48 BLK. 110 LOT 74 ZONE R1-7

HEARING NO. 5**APPEAL NO. 21-338****MASSAPEQUA**

BRIAN BEKIERS: (A) Variance to construct vestibule and portico having less average front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct second story addition, vestibule and portico exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Dartmouth Rd., 261.47 ft. E/o Gloucester Rd., a/k/a 102 Dartmouth Road, Massapequa, NY
SEC. 65 BLK. 153 LOT 7 ZONE R1-10/OHG

HEARING NO. 6**APPEAL NO. 21-339****NORTH MASSAPEQUA**

DOUGLAS BUFFALINO: Variance to allow existing expanded driveway having less side yard setback than permitted by Ordinance.

S/s/o William Rd., 571.92 ft. E/o Daniel Rd. S., a/k/a 69 William Road, North Massapequa, NY
SEC. 52 BLK. 392 LOT 11 ZONE R1-7

HEARING NO. 7

APPEAL NO. 21-340

FARMINGDALE

MELLISA JAGDEO: (A) Variance to allow existing wood deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

E/s/o Cedar Dr., 94.63 ft. N/o Boundary Ave., a/k/a 95 Cedar Drive, Farmingdale, NY
SEC. 49 BLK. 227 LOT 24 ZONE R1-7

HEARING NO. 8

APPEAL NO. 21-341

HICKSVILLE

CHARLES LOIACONO: Variance to allow existing wood burning fireplace having less side yard setback than permitted by Ordinance.

W/s/o Haverford Rd., 291.10 ft. S/o Hollins Rd., a/k/a 57 Haverford Road, Hicksville, NY
SEC. 12 BLK. 343 LOT 37 ZONE R1-7

HEARING NO. 9

APPEAL NO. 21-342

HICKSVILLE

JEFFREY O’CONNOR: (A) Variance to allow existing wood deck with steps to grade having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

S/s/o Glenbrook Rd., 367.81 ft. W/o Doris Rd., a/k/a 29 Glenbrook Road, Hicksville, NY
SEC. 45 BLK. 514 LOT 9 ZONE R1-7

HEARING NO. 10

APPEAL NO. 21-343

HICKSVILLE

JAMES WHITE: (A) Variance to construct rear one story addition and rear roof over having less aggregate side yards than permitted by Ordinance. (B) Variance to construct second floor addition, rear one story addition, rear roof over and front roof over exceeding maximum building coverage than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

E/s/o Acre Ln., 276.99 ft. S/o Abbot Ln., a/k/a 249 Acre Lane, Hicksville, NY
SEC. 45 BLK. 347 LOT 25 ZONE R1-7

HEARING NO. 11

APPEAL NO. 21-344

HICKSVILLE

IRALDA SANTIAGO: (A) Variance to allow existing roof over outdoor kitchen abutting dwelling having less rear yard setback, side yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height in side/front yard and front yard than permitted by Ordinance.

NE/ cor. of Atlas Ln. & Park Ave., a/k/a 11 Atlas Lane, Hicksville, NY
SEC. 45 BLK. 349 LOT 1 ZONE R1-7

HEARING NO. 12**APPEAL NO. 21-345****HICKSVILLE**

JOSE GARCIA: (A) Variance to construct second 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 second floor addition, front portico and allow existing rear addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second floor addition, front portico and allow existing rear addition and platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 65-425 and granted by Decision of the Zoning Board of Appeals, dated September 2, 1965.

N/s/o Hawthorne St., 100 ft. W/o Myers Ave., a/k/a 31 Hawthorne Street, Hicksville, NY
SEC. 11 BLK. 281 LOT 5 ZONE R1-7

HEARING NO. 13**APPEAL NO. 21-346****HICKSVILLE**

MICHAEL KNESKI: (A) Variance to construct detached garage exceeding maximum rear yard setback, building coverage for accessory structure and building coverage of the principal building than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o 8th St., 394 ft. E/o 5th Ave., a/k/a 48 8th Street, Hicksville, NY
SEC. 46 BLK. 287 LOT 21 ZONE R1-7

HEARING NO. 14**APPEAL NO. 21-347****PLAINVIEW**

JAMES LAMAGNA: (A) Variance to allow existing shed abutting dwelling having less side yard setback, aggregate side yards, side yard setback for accessory structure and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing shed, deck and portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Gates Ave., 142.70 ft. E/o Floral Ave., a/k/a 6 Gates Avenue, Plainview, NY
SEC. 46 BLK. 152 LOT 14 ZONE R1-7

HEARING NO. 15**APPEAL NO. 21-348****PLAINVIEW**

MATTHEW BRAGER: Variance to construct front roofed over porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Manetto Dr., 153.54 ft. E/o Central Park Rd., a/k/a 39 Manetto Drive, Plainview, NY
SEC. 12 BLK. 374 LOT 10 ZONE R1-7

HEARING NO. 16**APPEAL NO. 21-349****PLAINVIEW**

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

SW/ cor. of Pasadena Dr. & Judith St., a/k/a 59 Pasadena Drive, Plainview, NY
SEC. 12 BLK. 467 LOT 10 ZONE R1-7

HEARING NO. 17

APPEAL NO. 21-350

WOODBURY

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

SW/ cor. of Clearmeadow Ct. & Clearmeadow Ln., a/k/a 2 Clearmeadow Court, Woodbury, NY
SEC. 14 BLK. E LOT 915 ZONE R1-1A

HEARING NO. 18

APPEAL NO. 21-351

JERICO

STACI ROGOVE: (A) Variance to allow existing one story side addition and one story shed addition having less aggregate side yards and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing outdoor kitchen with barbeque having less side yard setback than permitted by Ordinance. (C) Variance to allow existing generator having less side yard setback and exceeding maximum distance from dwelling than permitted by Ordinance. (D) Variance to allow existing pool equipment having less front yard setback and side yard setback than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o S. Sagamore Way, 512.54 ft. N/o Forsythia Ln., a/k/a 26 S. Sagamore Way, Jericho, NY
SEC. 12 BLK. 577 LOT 54 ZONE R1-10

HEARING NO. 19

APPEAL NO. 21-352

JERICO

SAVERIO STASI: (A) Variance to allow existing front platform having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing outdoor kitchen having less side yard setback than permitted by Ordinance. (C) Variance to allow existing rear roof over exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing rear roof over and front and rear platform exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Craig St., 76.29 ft. E/o Richmond Ave., a/k/a 31 Craig Street, Jericho, NY
SEC. 11 BLK. 431 LOT 35 ZONE R1-10

HEARING NO. 20

APPEAL NO. 21-353

JERICO

KIMCO REALTY CORPORATION: (A) Variance to install wall signs exceeding maximum number of wall signs on West side of building than permitted by Ordinance. (B) Variance to install wall signs exceeding maximum height than permitted by Ordinance. (C) Variance to install ground sign having less setback from property line and exceeding maximum area than permitted by Ordinance.

E/s/o N. Broadway, 903.7 ft. N/o Village Dr., a/k/a 500 N. Broadway, Jericho, NY
SEC. 12 BLK. A LOT 1352 ZONE GB

HEARING NO. 21**APPEAL NO. 21-354****SYOSSET**

ARAJEET MULTANI: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance for the expansion of **PARENT/CHILD** residence. (C) Variance to construct second floor addition and allow existing front portico, side roof over and rear roof overs exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing front platform and steps to grade having less average front yard setback than permitted by Ordinance. (E) Variance to allow existing side roof over and rear roof over having less side yard setback than permitted by Ordinance. (F) Variance to allow existing side roof over and to construct second floor addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (G) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

W/s/o Syosset Circle, 320 ft. N/o Linda Ln., a/k/a 66 Syosset Circle, Syosset, NY

SEC. 15**BLK. 118****LOT 6****ZONE R1-7**

HEARING NO. 22**APPEAL NO. 21-355****SYOSSET**

MARIANNA MAZZAFERRO: (A) Variance to allow existing one story addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow two (2) existing one story additions having less aggregate side yards than permitted by Ordinance.

E/s/o Florence Dr., 90 ft. S/o Alexander Dr., a/k/a 74 Florence Drive, Syosset, NY

SEC. 15**BLK. 120****LOT 20****ZONE R1-7**

HEARING NO. 23**APPEAL NO. 21-356****GLEN HEAD**

CONCETTA CINCOITTA: Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance.

W/s/o Woods Ct., S/o High Farms Rd., a/k/a 18 Woods Court, Glen Head, NY

SEC. 22**BLK. F01****LOT 402****ZONE R1-1A**

HEARING NO. HO 1**APPEAL NO. 21-283****MASSAPEQUA**

MARIA GREENWOOD: Variance to propose the expansion and conversion of existing shed to a cabana exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Bay Dr., 442.98 ft. S/o Bay Link, a/k/a 339 Bay Drive, Massapequa, NY

SEC. 65**BLK. 215****LOT 52****ZONE R1-10**

HEARING NO. HO 2**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**

JULY 26, 2021**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**