



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 **AUGUST 6, 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 **AUGUST 6, 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. 69-11 - AMENDMENT **HICKSVILLE**

JAMES FERETIC: Amend Specific Plan as presented for Appeal No. 69-11 and granted by Decision of the Zoning Board of Appeals, dated January 2, 1969, to allow existing addition with less front yard setback, side yard setback and aggregate side yards.

E/s/o Barry Ct., 414.77 ft. S/o Linden Ct., a/k/a 5 Barry Court, Hicksville, NY
SEC. 12 BLK. 328 LOT 53 ZONE R1-7

HEARING NO. 1

APPEAL NO. 20-258 **MASSAPEQUA**

WALTER WRIGHT: (A) Variance to allow existing enclosed steps and sheds exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing enclosed steps exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing 7.9 ft. by 8.2 ft. shed having less side yard setback than permitted by Ordinance.

W/s/o Harbor View Dr., 125.14 ft. N/o Riviera Dr. S., a/k/a 106 Harbor View Drive, Massapequa, NY
SEC. 65 BLK. 237 LOT 12 ZONE R1-10

HEARING NO. 2**APPEAL NO. 20-259****MASSAPEQUA**

PROPERTY TREE LLC: (A) Variance to allow existing detached garage having less side yard setback, rear yard setback, exceeding maximum height, rear yard coverage, accessory coverage and building coverage of the principal building than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Toronto Ave., 321.87 ft. W/o Broadway, a/k/a 180 Toronto Avenue, Massapequa, NY
SEC. 52 BLK. 72 LOT 3397 ZONE R1-7

HEARING NO. 3**APPEAL NO. 20-260****MASSAPEQUA**

DEBRA GAGOT: (A) Variance to allow existing concrete ramp with wood handrail having less average front yard setback (Northwest Drive) than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 16-103 and granted by Decision of the Zoning Board of Appeals, dated March 10, 2016.

E/s/o Northwest Dr., 70 ft. N/o Boundary Ave., a/k/a 3 Northwest Drive, Massapequa, NY
SEC. 48 BLK. 590 LOT 14 ZONE R1-7

HEARING NO. 4**APPEAL NO. 20-261****MASSAPEQUA**

JAMES & HOLLY KEARNEY: Variance to erect 6 ft. high fence exceeding maximum height across front yard (Lagoon Boulevard) than permitted by Ordinance.

NE/ cor. of Beverly Pl. & Lagoon Blvd., a/k/a 50 Beverly Place, Massapequa, NY
SEC. 65 BLK. 111 LOT 2223 ZONE R1-7

HEARING NO. 5**APPEAL NO. 20-262****MASSAPEQUA**

BERNARD VACCARA: (A) Variance to construct side garage addition and front roofed-over porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct outdoor kitchen area attached to rear covered patio having less rear yard setback 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 first and second floor additions, garage addition, roof over patio and front roof-over porch exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Harbour View Dr., 225.14 ft. N/o Riviera Dr. S., a/k/a 110 Harbour View Dr., Massapequa, NY
SEC. 65 BLK. 237 LOT 11 ZONE R1-10

HEARING NO. 6**APPEAL NO. 20-263****NORTH MASSAPEQUA**

ANTOINETTE CICCOLELLA: (A) Variance to allow existing wood deck with roof over gazebo exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 70-431 and granted by Decision of the Zoning Board of Appeals, dated October 22, 1970 and amended by Decision of the Zoning Board of Appeals, dated May 19, 1983.

S/s/o N. Atlanta Ave., 169.32 ft. E/o N. Broadway, a/k/a 196 N. Atlanta Ave., North Massapequa, NY
SEC. 48 BLK. 48 LOT 15 ZONE R1-7

HEARING NO. 7**APPEAL NO. 20-264****NORTH MASSAPEQUA**

CHRISTOPHER GRIECO: (A) Variance to construct side one story addition, front two story addition, second story addition, front walk-in bay windows and portico with steps and landing having less average front yard setback than permitted by Ordinance. (B) Variance to construct side one story addition, rear two story addition, second story addition and cellar entrance having less side yard setback than permitted by Ordinance. (C) Variance to construct side one story addition and rear two story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct side one story addition, front two story addition, rear two story addition, front walk-in bay windows and portico exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct side one story addition, front two story addition, rear two story addition, second story addition, front walk-in bay windows and two rear platforms with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (F) Variance to construct second story addition having less roof pitch than permitted by Ordinance. (G) Variance to construct direct vent fireplace bump out having less side yard setback than permitted by Ordinance.

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. 8**APPEAL NO. 20-265****FARMINGDALE**

ROSE KLEIN SEYMOUR: Variance to allow existing awning, platform and stairs having less average front yard setback than permitted by Ordinance.

S/s/o Intervale Ave., 100 ft. E/o Juniper St., a/k/a 20 Intervale Avenue, Farmingdale, NY
SEC. 48 BLK. 266 LOT 22 ZONE R1-7

HEARING NO. 9**APPEAL NO. 20-266****FARMINGDALE**

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

S/s/o Damin Dr., 343.06 ft. W/o Lois Ln., a/k/a 12 Damin Drive, Farmingdale, NY
SEC. 48 BLK. 574 LOT 17 ZONE R1-7

HEARING NO. 10**APPEAL NO. 20-267****BETHPAGE**

JAY POOLER: Variance to allow existing one story rear addition and raised open porch exceeding maximum building coverage than permitted by Ordinance.

E/s/o N. 5th St., 120 ft. S/o Maple Ave., a/k/a 222 N. 5th Street, Bethpage, NY
SEC. 46 BLK. 51 LOT 60 ZONE R1-6

HEARING NO. 11**APPEAL NO. 20-268****BETHPAGE**

MARIA KIRIAKAKIS: (A) Variance to allow existing 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 spaces are required. (C) Variance to allow existing one story addition with roof over deck above having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to allow existing 8 ft. by 8 ft. shed having less side/front yard setback (Laurel Place) and side yard setback than permitted by Ordinance.

SE/ cor. of Laurel Pl. & St. Martin St., a/k/a 19 Laurel Place, Bethpage, NY
SEC. 46 BLK. 246 LOT 493 ZONE R1-7

HEARING NO. 12

APPEAL NO. 20-269

HICKSVILLE

16 MILTON STREET INC.: (A) Variance to allow existing platform with steps to grade having less average side/front yard setback (Mangan Place) than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-206 and granted by Decision of the Zoning Board of Appeals, dated June 6, 2019.

SW/ cor. of Milton St. & Mangan St., a/k/a 16 Milton Street, Hicksville, NY

SEC. 11

BLK. D

LOT 809

ZONE R1-7

HEARING NO. 13

APPEAL NO. 20-270

HICKSVILLE

SURESH, NIRMAL & AMIT BABBAR: (A) Variance to allow existing front porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing front porch, rear roof over patio, shed and cellar entrance with roof over exceeding maximum building coverage than permitted by Ordinance.

N/s/o Hudson St., 306.40 ft. E/o Monroe Ave., a/k/a 6 Hudson Street, Hicksville, NY

SEC. 45

BLK. 68

LOT 127

ZONE R1-7

HEARING NO. 14

APPEAL NO. 20-271

HICKSVILLE

SARABJIT SINGH: (A) Variance to allow existing one story addition having less side yard setback, rear yard setback and exceeding maximum rear yard coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 6 ft. high PVC fences exceeding maximum height across front yard than permitted by Ordinance.

E/s/o West Ave., 162 ft. N/o Kingston Ave., a/k/a 26 West Avenue, Hicksville, NY

SEC. 45

BLK. 54

LOT 71

ZONE R1-7

HEARING NO. 15

APPEAL NO. 20-272

HICKSVILLE

STEVEN POPE: (A) Variance to construct second floor cantilevered addition, front porch and steps having less average front yard setback (Sussex Street), exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct second floor addition with 2 ft. cantilever having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

NE/ cor. of Sussex St. & Cliff Dr., a/k/a 3 Sussex Street, Hicksville, NY

SEC. 12

BLK. 369

LOT 31

ZONE R1-7

HEARING NO. 16

APPEAL NO. 20-273

HICKSVILLE

BAYZID OMAM: (A) Variance to construct new dwelling having less average side/front yard setback and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height in side/front yard (Grant Court) than permitted by Ordinance.

NE/ cor. of Grant Ct. & Washington St., a/k/a 1 Grant Court, Hicksville, NY

SEC. 11

BLK. 339

LOT 27

ZONE R1-6

HEARING NO. 17

APPEAL NO. 20-274

OLD BETHPAGE

MARY SHAPIRO: (A) Variance to allow existing water feature having less front yard setback than permitted by Ordinance. (B) Variance to allow existing barbeque having less front yard setback than permitted by Ordinance. (C) Variance to allow existing canvas awning exceeding maximum building coverage and gross floor area than permitted by Ordinance.

SW/ cor. of W. Park Dr. & Hay Path Rd., a/k/a 1 W. Park Drive, Old Bethpage, NY
SEC. 47 BLK. 84 LOT 2 ZONE R1-10

HEARING NO. 18

APPEAL NO. 20-275

OLD BETHPAGE

MITCHELL & ARIEL KASE: Variance to construct second story addition having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Crescent Dr., 64.64 ft. W/o Martin Ln., a/k/a 38 Crescent Drive, Old Bethpage, NY
SEC. 47 BLK. 46 LOT 8 ZONE R1-7

HEARING NO. 19

APPEAL NO. 20-276

PLAINVIEW

LIDL US, LLC: Variance to erect 8.25 ft. by 8.25 ft. (68 sq. ft.) illuminated wall sign exceeding maximum vertical dimension and number of wall signs than permitted by Ordinance.

N/s/o Old Country Rd., 80 ft. E/o Rex Pl., a/k/a 1000-1064 Old Country Rd., Plainview, NY
SEC. 12 BLK. 555 LOT 86 ZONE NB

HEARING NO. 20

APPEAL NO. 20-277

JERICO

MARC BALIZER: (A) Variance to allow existing rear wood deck with steps exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

W/s/o Yates Ln., 150 ft. S/o Saratoga Dr., a/k/a 17 Yates Lane, Jericho, NY
SEC. 11 BLK. 438 LOT 3 ZONE R1-10

HEARING NO. 21

APPEAL NO. 20-278

SYOSSET

PETER BARKOFF: Variance to construct cabana with attached shed and roof over patio exceeding maximum building coverage of the principal building and height than permitted by Ordinance.

E/s/o Burtis Ln., 414.9 ft. N/o Warner Ln., a/k/a 143 Burtis Lane, Syosset, NY
SEC. 25 BLK. 61 LOT 3 ZONE R1-1A

HEARING NO. 22**APPEAL NO. 20-279****GLENWOOD LANDING**

PAMELA RUECKERT: (A) Variance to allow existing front portico having less front yard setback than permitted by Ordinance. (B) Variance to allow existing enclosed front porch having less side yard setback than permitted by Ordinance. (C) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (D) Variance to allow existing front portico, front enclosed porch and rear enclosed porch exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Vine Street) than permitted by Ordinance. (F) Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Vine St. & Walnut St., a/k/a 2 Vine Street, Glenwood Landing, NY

SEC. 20**BLK. P****LOT 82****ZONE R1-7**

HEARING NO. 23**APPEAL NO. 20-280****GLENWOOD LANDING**

KEYSPAN GAS EAST CORPORATION: Variance to construct public utility natural gas supply facility and associated equipment in the WF-A zone.

W/s/o Shore Rd., 737.03 ft. N/o Glenwood Rd., a/k/a 400 Shore Road, Glenwood Landing, NY

SEC. 21**BLK. F****LOTS 4,9,1947****ZONE WF-A**

HEARING NO. 24**APPEAL NO. 20-281****GLEN COVE**

GIUSEPPE GIOVANNIELLO: (A) Variance to construct rear one story addition and rear platform with step to grade having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two front one story additions, front roof over porch and rear one story addition exceeding maximum building coverage than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 64-694 and granted by Decision of the Zoning Board of Appeals, dated October 8, 1961.

S/s/o Frost Pond Rd., W/o Crossway, a/k/a 112 Frost Pond Road, Glen Cove, NY

SEC. 22**BLK. D****LOT 13****ZONE R1-1A**

HEARING NO. 25**APPEAL NO. 20-282****LOCUST VALLEY**

CHRISTINE WORSDALE: (A) Variance to allow existing second story addition having less roof pitch than permitted by Ordinance. (B) Variance to allow existing circular driveway having less front yard setback and side yard setback than permitted by Ordinance.

N/s/o Cedar Ave., 150 ft. E/o Elm St., a/k/a 21 Cedar Avenue, Locust Valley, NY

SEC. 29**BLK. 2****LOT 15****ZONE R1-7**

HEARING NO. HO 1**APPEAL NO. 20-202****SYOSSET**

IRA PLATT: (A) Variance to construct front addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct side addition and one story addition having less aggregate side yards than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

E/s/o Stratford Pl., 216.19 ft. N/o Hickman St., a/k/a 22 Stratford Place, Syosset, NY

SEC. 25**BLK. 54****LOT 13****ZONE R1-1A**

HEARING NO. HO 2

APPEAL NO. 20-159

GLEN HEAD

DENNIS NOCHOWITZ: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing deck having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Brookville Ln., 231.98 N/o High Farms Rd., a/k/a 197 Brookville Lane, Glen Head, NY
SEC. 22 BLK. E LOT 358 ZONE R1-1A

HEARING NO. HO 3

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. HO 4

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. HO 5

APPEAL NO. 20-52

PLAINVIEW

DANIEL & LISA O'NEIL: Variance to allow existing semi in-ground swimming pool and pool equipment having less rear yard setback than permitted by Ordinance.

NW/ cor. of Sunrise St. & Manor St., a/k/a 64 Sunrise Street, Plainview, NY
SEC. 12 BLK. 41 LOT 141 ZONE R1-7

JULY 27, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK