



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 *AUGUST 28, 2024*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 96-290 - AMENDMENT

MASSAPEQUA PARK

VALERIE JAKLITSCH: Amend Specific Plan as presented for Appeal No. 96-290 and granted by Decision of the Zoning Board of Appeals, dated August 22, 1996 to construct attached garage replacing existing garage.

SW/ cor. of Maple Ln. & Eastwood Dr., a/k/a 2 Maple Lane, Massapequa Park, NY
SEC. 48 BLK. 563 LOT 1 ZONE R1-7

HEARING NO. 2

APPEAL NO. 24-106

MASSAPEQUA

ROBERT CASAL: (A) Variance to allow existing shed having less side/front yard setback (Marie Place) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Marie Place) than permitted by Ordinance.

NE/ cor. of Marie Pl. & Swan Dr., a/k/a 61 Marie Place, Massapequa, NY
SEC. 65 BLK. 207 LOT 13 ZONE R1-7

HEARING NO. 3

APPEAL NO. 24-248

MASSAPEQUA

SYED WAJID: Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

NE/ cor. of Hicksville Rd. & Ontario Ave., a/k/a 900 Hicksville Road, Massapequa, NY
SEC. 52 BLK. 184 LOT 1321 ZONE R1-7

HEARING NO. 4

APPEAL NO. 24-256

MASSAPEQUA

PAUL ELENIO: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing outdoor kitchen with oven and pool equipment having less side yard setback than permitted by Ordinance. (C) Variance to allow existing pergola and shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing pergola exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Bay Dr., S/o Sunset Blvd., a/k/a 300 Bay Drive, Massapequa, NY
SEC. 65 BLK. 215 LOT 77 ZONE R1-10

HEARING NO. 5**APPEAL NO. 24-257****MASSAPEQUA**

LAURIE BAACH: Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Seneca St. E. & Shinnecock Ave., a/k/a 37 Seneca Street E., Massapequa, NY
SEC. 66 **BLK. 35** **LOT 109** **ZONE R1-10**

HEARING NO. 6**APPEAL NO. 24-261****MASSAPEQUA**

MARCIO FONSECA: **(A)** Variance to propose alterations of two-family dwelling. **(B)** Variance to allow existing 10.2 ft. by 10.2 ft. shed and 10.8 ft. by 18.8 ft. shed having less rear yard setback and exceeding maximum height than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 21-410 and granted by Decision of the Zoning Board of Appeals, dated September 23, 2021.

W/s/o County Line Rd., 1281.50 ft. S/o Oakley St., a/k/a 82 County Line Road, Massapequa, NY
SEC. 53 **BLK. C** **LOT 85** **ZONE R1-7**

HEARING NO. 7**APPEAL NO. 24-273****MASSAPEQUA**

MATTHEW MCCREADY: **(A)** Variance to construct second story addition having less aggregate side yards and exceeding maximum height than permitted by Ordinance. **(B)** Variance to construct widened driveway having less side yard setback than permitted by Ordinance. **(C)** Variance to construct second story addition, front roof over and allow existing two story deck exceeding maximum building coverage than permitted by Ordinance.

W/s/o Beach Rd., S/o Canal Rd., a/k/a 132 Beach Road, Massapequa, NY
SEC. 65 **BLK. 97** **LOT 531** **ZONE R1-7**

HEARING NO. 8**APPEAL NO. 13-95 - AMENDMENT****NORTH MASSAPEQUA**

SUSAN ARAGONA: **(A)** Amend Decision of Zoning Board of Appeals, dated April 18, 2013 in order to Amend the Declaration of Restrictive Covenants to indicate a change in 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.

NE/ cor. of N. Wyoming Ave. & N. Woodward Dr., a/k/a 307 N. Wyoming Ave., N. Massapequa, NY
SEC. 52 **BLK. 28** **LOT 46** **ZONE R1-7**

HEARING NO. 9**APPEAL NO. 24-322****NORTH MASSAPEQUA**

ENZO SCHIANO: **(A)** Variance to allow existing 24.96 ft. by 31.75 ft. roof over and outdoor kitchen having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing 24.96 ft. by 31.75 ft. roof over exceeding maximum height, rear yard coverage, accessory coverage, building coverage of the principal building and building coverage than permitted by Ordinance. **(C)** Variance to allow existing 5.3 ft. by 16.4 ft. shed having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing 10 ft. by 24 ft. irregular shaped in-ground swimming pool 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 allow existing second story deck exceeding maximum gross floor area than permitted by Ordinance. **(G)** Amend Specific Plan as presented for Appeal No. 15-210 and granted by Decision of the Zoning Board of Appeals, dated July 9, 2015.

N/s/o N. Hickory St., 590.07 ft. E/o Lilac Dr., a/k/a 347 N. Hickory Street, North Massapequa, NY
SEC. 52 **BLK. 366** **LOT 12** **ZONE R1-7**

HEARING NO. 10**APPEAL NO. 24-249****BETHPAGE**

PETER L. DELLACROCE: Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Edward St., 120 ft. W/o S. Peach St., a/k/a 24 Edward Street, Bethpage, NY

SEC. 46

BLK. 253

LOT 200

ZONE R1-7

HEARING NO. 11**APPEAL NO. 06-152 - AMENDMENT****HICKSVILLE**

SHARON KNAPP: (A) Amend Decision of Zoning Board of Appeals, dated April 6, 2006 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.

NE/ cor. of Boxwood Ln. & Beech Ln., a/k/a 65 Boxwood Lane, Hicksville, NY

SEC. 45

BLK. 370

LOT 25

ZONE R1-7

HEARING NO. 12**APPEAL NO. 24-224****HICKSVILLE**

QUDRATULLAH MASHRIQI: (A) Variance to construct 90.5 ft. by 32.1 ft. new dwelling on partial existing and partial new foundation exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct circular driveway having less front yard setback (Boulevard Drive) than permitted by Ordinance.

NE/ cor. of Boulevard Dr. & Sunnyfield Rd., a/k/a 14 Boulevard Drive, Hicksville, NY

SEC. 45

BLK. 509

LOT 9

ZONE R1-7

HEARING NO. 13**APPEAL NO. 24-222****PLAINVIEW**

IAN BECKER: (A) Variance to construct one story addition having less aggregate side yards than permitted by Ordinance. (B) Variance to install air conditioning unit having less front yard setback than permitted by Ordinance.

W/s/o Briarwood Ln., N/o Lombardi Pl., a/k/a 63 Briarwood Lane, Plainview, NY

SEC. 47

BLK. 23

LOT 31

ZONE R1-7

HEARING NO. 14**APPEAL NO. 24-230****PLAINVIEW**

KENSON XU: (A) Variance to allow existing rear one story enclosed porch conversion exceeding maximum building coverage than permitted by Ordinance. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Manor Street) than permitted by Ordinance.

NW/ cor. of Virginia Ave. & Manor St., a/k/a 56 Virginia Avenue, Plainview, NY

SEC. 12

BLK. 23

LOT 60

ZONE R1-7

HEARING NO. 15**APPEAL NO. 24-239****PLAINVIEW**

JASON VERNICK: (A) Variance to allow existing 8.2 ft. by 12.3 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance.

NW/ cor. of Roundtree Dr. & Iris Rd., a/k/a 66 Roundtree Drive, Plainview, NY

SEC. 13

BLK. 76

LOT 7

ZONE R1-20

HEARING NO. 16

APPEAL NO. 24-268

PLAINVIEW

ROBERT & MARYANNE ANDRUZZI IRREVOCABLE TRUST: Variance to construct a second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence.

S/s/o Southern Pkwy., 144.47 ft. E/o Lakeville Ln., a/k/a 119 Southern Parkway, Plainview, NY
SEC. 12 BLK. 597 LOT 37 ZONE R1-7

HEARING NO. 17

APPEAL NO. 24-269

PLAINVIEW

ROBERT & MARYANNE ANDRUZZI IRREVOCABLE TRUST: (A) Variance to allow existing 6 ft. high wood fence on top of 18 inch high block wall exceeding maximum height than permitted by Ordinance. (B) Variance to construct one story rear addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow parking in required front yard.

S/s/o Southern Pkwy., 144.47 ft. E/o Lakeville Ln., a/k/a 119 Southern Parkway, Plainview, NY
SEC. 12 BLK. 597 LOT 37 ZONE R1-7

HEARING NO. 18

APPEAL NO. 24-266 - AMENDMENT

WOODBURY

GURWINDER SINGH: Amend Specific Plan as presented for Appeal No. 79-238 and granted by Decision of the Zoning Board of Appeals, dated September 6, 1979 to construct two story addition with balcony and platform, portico and garage.

N/s/o Syosset Woodbury Rd., 595.08 ft. E/o Southwoods Rd., a/k/a 283 Syosset Woodbury Rd., Woodbury, NY
SEC. 14 BLK. 31 LOT 20 ZONE R1-20

HEARING NO. 19

APPEAL NO. 83-28A - AMENDMENT

SYOSSET

MATTHEW DUNN: Amend Specific Plan as presented for Appeal No. 83-28A and granted by Decision of the Zoning Board of Appeals, dated April 14, 1983 to construct one story sunroom with deck above and multi-level masonry decks.

NE/ cor. of Cold Spring Rd. & Syosset Woodbury Rd., a/k/a 142 Cold Spring Road, Syosset, NY
SEC. 25 BLK. G LOT 342 ZONE R1-20

HEARING NO. 20

APPEAL NO. 24-172

SYOSSET

JUDY CHANG: (A) Variance to allow existing hedges exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (B) Variance to allow existing 4 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (C) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across front yard (Albergo Lane) and side/front yard (Convent Road) than permitted by Ordinance.

SW/ cor. of Convent Rd. & Albergo Ln., a/k/a 40 Convent Road, Syosset, NY
SEC. 15 BLK. 89 LOT 31 ZONE R1-7

HEARING NO. 21**APPEAL NO. 24-223****SYOSSET**

MICHAEL & JOANNE MACKONCHIE: (A) Variance to construct two story garage and mudroom addition having less side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 12-437 and granted by Decision of the Zoning Board of Appeals, dated September 12, 2013.

E/s/o Berry Hill Rd., 727.40 ft. N/o Meadowbrook Rd., a/k/a 242 Berry Hill Road, Syosset, NY
SEC. 25 BLK. C01 LOT 1110 ZONE R1-1A

HEARING NO. 22**APPEAL NO. 24-252****SYOSSET**

WILLIAM & BARBARA CUNNIUS: Variance to allow existing 6 ft. high PVC fence and 6 ft. high wood fence exceeding maximum height across front yard than permitted by Ordinance.

NE/ cor. of Arizona Ave. & Arizona Ave., a/k/a 8 Arizona Avenue, Syosset, NY
SEC. 15 BLK. 84 LOT 12 ZONE R1-7

HEARING NO. 23**APPEAL NO. 24-253****SYOSSET**

SURESH VARADARAJAN: (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story addition and two story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Holly Dr., 50 ft. S/o Griffin Ln., a/k/a 17 Holly Drive, Syosset, NY
SEC. 15 BLK. 152 LOT 13 ZONE R1-7

HEARING NO. 24**APPEAL NO. 24-263****SYOSSET**

MING YE: (A) Variance to construct 48.7 ft. by 60.25 ft. new dwelling on partial existing and partial new foundation having less side yard setback, aggregate side yards, rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 93-490 and granted by Decision of the Zoning Board of Appeals, dated December 2, 1993.

W/s/o Robert Circle, 246.23 ft. S/o Teibrook Ave., a/k/a 6 Robert Circle, Syosset, NY
SEC. 15 BLK. 86 LOT 32 ZONE R1-7

HEARING NO. 25**APPEAL NO. 24-225****GREENVALE**

CHARLES C. CHENG: (A) Variance to allow existing enclosed patio and front roof overs exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing driveway having less front yard setback than permitted by Ordinance.

S/s/o Osborne Ln., E/o Addison Ln., a/k/a 6 Osborne Lane, Greenvale, NY
SEC. 20 BLK. J03 LOT 1221 ZONE R1-15

HEARING NO. 26

APPEAL NO. 24-186

GLENWOOD LANDING

JKL ENTERPRISES INC.: (A) Variance to construct masonry stoop having less front yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 68-287 and granted by Decision of the Zoning Board of Appeals, dated August 29, 1969 and amended by Decision of the Zoning Board of Appeals, dated March 20, 1975.

W/s/o Mott Pl., 580 ft. S/o Grove St., a/k/a 16 Mott Place, Glenwood Landing, NY

SEC. 20

BLK. P

LOT 1004B

ZONE R1-7

HEARING NO. 27

APPEAL NO. 24-264

GLEN COVE

LUKA KUNA: (A) Variance to construct second floor addition having less aggregate side yards than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-470 and granted by Decision of the Zoning Board of Appeals, dated September 5, 2019.

S/s/o Bella Vista Ave., 213.78 ft. W/o Nassau Ave., a/k/a 48 Bella Vista Avenue, Glen Cove, NY

SEC. 22

BLK. 22

LOT 4

ZONE R1-10

HEARING NO. 28

APPEAL NO. 24-232

OYSTER BAY

BENJAMIN GOLDMAN: (A) Variance for the expansion of two-family dwelling. (B) Variance to allow existing upper and lower decks having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 71-393 and granted by Decision of the Zoning Board of Appeals, dated October 7, 1971.

S/s/o W. Main St., 328.60 ft. W/o Underhill Ave., a/k/a 5 & 7 Brookside Drive, Oyster Bay, NY

SEC. 24

BLK. A

LOT 141

ZONE R1-10/OB

HEARING NO. 29

APPEAL NO. 24-254

OYSTER BAY

THEA SHIVE: (A) Variance to construct two car garage addition having less aggregate side yards than permitted by Ordinance. (B) Variance to construct one story addition and two car garage addition exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Underhill Pl., 72.11 ft. S/o W. Main St., a/k/a 6 Underhill Place, Oyster Bay, NY

SEC. 24

BLK. A

LOT 521

ZONE R1-10/OB

HEARING NO. HO 1

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

AUGUST 19, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK