



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 - JEROME FITZPATRICK

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 **SEPTEMBER 3, 2020**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 15-411 - AMENDMENT

HICKSVILLE

DALJIT KAUR: Amend Specific Plan as presented for Appeal No. 15-411 and granted by Decision of the Zoning Board of Appeals, dated December 17, 2015, to construct cellar entrance.

S/s/o Hicks Circle, 141.45 ft. W/o Miller Rd., a/k/a 7 Hicks Circle, Hicksville, NY
SEC. 12 BLK. 306 LOT 4 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 71-327 - AMENDMENT

SYOSSET

ALICE VARISANO: Amend Specific Plan as presented for Appeal No. 71-327 and granted by Decision of the Zoning Board of Appeals, dated September 1, 1971, to construct portico, deck, conversion of habitable space to garage, finished cellar, fireplace, chimney and interior alterations.

N/s/o Williams Ave., 70 ft. W/o Underhill Ave., a/k/a 4 Williams Avenue, Syosset, NY
SEC. 15 BLK. 80 LOT 22 ZONE R1-7

HEARING NO. RC 3

APPEAL NO. 18-345 - AMENDMENT

MASSAPEQUA

MICHAEL FAIRCLOUGH: Amend Specific Plan as presented for Appeal No. 18-345 and granted by Decision of the Zoning Board of Appeals, dated August 9, 2018, to allow existing pool equipment having less front yard setback.

W/s/o Edgewater Ave., 100 ft. N/o Albatross Pl., a/k/a 27 Edgewater Avenue, Massapequa, NY
SEC. 66 BLK. 72 LOT 19 ZONE R1-10

HEARING NO. 1

APPEAL NO. 20-309

MASSAPEQUA

JOSEPH QUARTO: (A) Variance to allow existing enclosed porch having less side yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 73-216 and granted by Decision of the Zoning Board of Appeals, dated June 14, 1973.

N/s/o Hamilton Ave., 780 ft. W/o Central Ave., a/k/a 91 Hamilton Avenue, Massapequa, NY
SEC. 52 BLK. 186 LOT 1528 ZONE R1-7

HEARING NO. 2

APPEAL NO. 20-310

MASSAPEQUA

ABIGAIL GRANT: (A) Variance to allow existing second story deck having less rear yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 64-211 and granted by Decision of the Zoning Board of Appeals, dated May 7, 1964.

N/s/o Sand St., 140 ft. W/o Carman Blvd., a/k/a 54 Sand Street, Massapequa, NY
SEC. 66 BLK. 104 LOT 13 ZONE R1-10

HEARING NO. 3

APPEAL NO. 20-311

MASSAPEQUA

JOAN SCHNEIDER: (A) Variance to allow existing carport converted to garage having less side yard and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 9.9 ft. and 10 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Baltimore Ave., 400 ft. W/o Central Ave., a/k/a 85 Baltimore Avenue, Massapequa, NY
SEC. 52 BLK. 178 LOT 635 ZONE R1-7

HEARING NO. 4

APPEAL NO. 20-312

MASSAPEQUA

MICHAEL PRICE: (A) Variance to allow existing front portico having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing above ground swimming pool and rear deck abutting dwelling having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing roof top deck having less side yard setback than permitted by Ordinance. (D) Variance to allow existing shed and front portico exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing roof top deck, rear deck and front portico exceeding maximum gross floor area than permitted by Ordinance. (F) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

W/s/o Division Ave., 80 ft. S/o Garfield Pl., a/k/a 158 Division Avenue, Massapequa, NY
SEC. 65 BLK. 135 LOT 365 ZONE R1-7

HEARING NO. 5

APPEAL NO. 20-313

MASSAPEQUA

JOSEPH MURRAY: Variance to allow existing deck exceeding maximum building coverage and having less rear yard setback than permitted by Ordinance.

W/s/o Forest Ave., 1559.90 ft. S/o Jefferson Pl., a/k/a 46 Forest Avenue, Massapequa, NY
SEC. 65 BLK. 1601 LOT 276 ZONE R1-7

HEARING NO. 6

APPEAL NO. 20-314

NORTH MASSAPEQUA

DAVID NORDSTROM: (A) Variance to allow existing deck with abutting swimming pool having less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing pool deck and shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing pool deck exceeding maximum gross floor area than permitted by Ordinance.

N/s/o N. Kings Ave., 390 ft. W/o N. Central Ave., a/k/a 259 N. Kings Avenue, North Massapequa, NY
SEC. 52 BLK. 114 LOT 60 ZONE R1-7

HEARING NO. 7

APPEAL NO. 20-315

NORTH MASSAPEQUA

GEORGE KACHMER: Variance to allow existing shed having less side yard setback than permitted by Ordinance.

N/s/o James St., 220 ft. E/o Sunset Dr., a/k/a 122 James Street, North Massapequa, NY
SEC. 48 BLK. 177 LOT 74 ZONE R1-7

HEARING NO. 8

APPEAL NO. 20-316

FARMINGDALE

SHEILA DEXTER: (A) Variance to allow existing rear deck having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Elm Ave., 350 ft. E/o Spruce St., a/k/a 51 Elm Avenue, Farmingdale, NY
SEC. 49 BLK. 56 LOT 24 ZONE R1-7

HEARING NO. 9

APPEAL NO. 20-317

FARMINGDALE

CYNTHIA MURPHY: (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 8 ft. by 12.2 ft. shed and 8.1 ft. by 9.8 ft. shed having less side yard setback than permitted by Ordinance.

N/s/o Tenth Ave., 310 ft. W/o Woodward Pkwy., a/k/a 27 Tenth Avenue, Farmingdale, NY
SEC. 48 BLK. 246 LOT 58 ZONE R1-7

HEARING NO. 10

APPEAL NO. 20-318

BETHPAGE

BRUCE GOLDBLATT: (A) Variance to allow existing front open porch with steps to grade and accessory structure within 3 ft. of dwelling having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing second story addition and front porch having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing accessory structure within 3 ft. of dwelling having less side yard setback and aggregate side yards than permitted by Ordinance. (D) Variance to allow existing above ground swimming pool having less side yard setback than permitted by Ordinance. (E) Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance. (F) Variance to erect fence protecting above ground swimming pool having less separation from pool's edge than permitted by Ordinance.

N/s/o Caroline St., 440 ft. E/o Alice Ct., a/k/a 79 Caroline Street, Bethpage, NY
SEC. 46 BLK. 129 LOT 390 ZONE R1-7

HEARING NO. 11

APPEAL NO. 20-319

BETHPAGE

STEVEN SCROFANO: (A) Variance to allow existing 10.3 ft. by 10.45 ft. shed exceeding maximum height than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 77-152A & Appeal No. 77-152B and granted by Decision of the Zoning Board of Appeals, dated May 26, 1977.

E/s/o Hicksville Rd., 91.04 ft. S/o Mary Ln., a/k/a 58 Hicksville Road, Bethpage, NY
SEC. 49 BLK. F LOT 436 ZONE R1-7

HEARING NO. 12

APPEAL NO. 20-320

BETHPAGE

NILA TOKHI: Variance to construct second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence.

S/s/o Grant Ave., 70 ft. E/o S. First St., a/k/a 5 Grant Avenue, Bethpage, NY

SEC. 46

BLK. 5

LOT 60

ZONE R1-6

HEARING NO. 13

APPEAL NO. 20-321

HICKSVILLE

ADEL E. MOHAMED: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to allow existing two (2) front entrances on **PARENT/CHILD** residence. (C) Variance to allow existing enclosed stairway having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to allow existing shed having side yard setback than permitted by Ordinance. (E) Variance to allow existing one story addition, enclosed stairway and shed exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Jerusalem Ave., 185.11 ft. S/o Rising Ln., a/k/a 581 Jerusalem Avenue, Hicksville, NY

SEC. 46

BLK. 423

LOT 15

ZONE R1-7

HEARING NO. 14

APPEAL NO. 20-322

HICKSVILLE

JORGE & CLOTHIDE PATRON: (A) Variance to allow existing cellar entrance having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing shed attached to garage exceeding maximum rear lot coverage, accessory structure coverage and building coverage of the principal building than permitted by Ordinance.

W/s/o Marion St., 106.62 ft. N/o Violet Ave., a/k/a 6 Marion Street, Hicksville, NY

SEC. 12

BLK. 293

LOT 13

ZONE R1-7

HEARING NO. 15

APPEAL NO. 20-323

HICKSVILLE

DEAN SPINATO: (A) Variance to allow existing front platform with steps having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing in-ground swimming pool, waterfall, hot tub, shed, pool filter and heater having less side/front yard setback (Miller Place) than permitted by Ordinance. (C) Variance to allow existing hot tub, waterfall abutting swimming pool, pool filter and heater having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (E) Variance to erect and allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Miller Place) than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 76-428 and granted by Decision of the Zoning Board of Appeals, dated December 9, 1976.

SW/ cor. of Trezza Ct. & Miller Rd., a/k/a 1 Trezza Court, Hicksville, NY

SEC. 12

BLK. A

LOT 1336

ZONE R1-7

HEARING NO. 16

APPEAL NO. 20-324

HICKSVILLE

JATINDER SINGH: (A) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct cellar entrance having less side yard setback than permitted by Ordinance.

S/s/o Indiana St., 100.02 ft. W/o Burns Ave., a/k/a 8 Indiana Street, Hicksville, NY

SEC. 11

BLK. 366

LOT 20

ZONE R1-7

HEARING NO. 17

APPEAL NO. 20-325

HICKSVILLE

KATHLEEN VITZTHUM: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing front addition having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing rear addition having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

W/s/o Admiral Ln., 158 ft. N/o Arrow Ln., a/k/a 56 Admiral Lane, Hicksville, NY

SEC. 45

BLK. 354

LOT 29

ZONE R1-7

HEARING NO. 18

APPEAL NO. 20-326

PLAINVIEW

JOSEPH ZIZZO: (A) Variance to allow existing rear roof over having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear roof over and shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing 17 ft. by 8 ft. shed exceeding maximum height than permitted by Ordinance.

S/s/o Stewart St., 215.05 ft. W/o Lincoln Rd. E., a/k/a 9 Stewart Street, Plainview, NY

SEC. 46

BLK. 569

LOT 7

ZONE R1-7

HEARING NO. 19

APPEAL NO. 20-327

PLAINVIEW

ALAN RUTMAN: (A) Variance to allow existing deck having less rear yard setback and average side/front yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. by 12 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Oakwood Lane) than permitted by Ordinance.

SE/ cor. of Sagamore St. & Oakwood Ln., a/k/a 48 Sagamore Street, Plainview, NY

SEC. 13

BLK. 71

LOT 1

ZONE R1-7

HEARING NO. 20

APPEAL NO. 20-328

WOODBURY

VINCENT VESCOVA: (A) Variance to construct one story garage addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing rear 25 ft. by 26.3 ft. ell-shaped one story addition having less side yard setback than permitted by Ordinance. (C) Variance to construct 8 ft. by 20.58 ft. one story addition and to allow existing 20.7 ft. by 20.29 ft. one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Harvard Dr., 1709.64 ft. W/o Plainview Rd., a/k/a 40 Harvard Drive, Woodbury, NY

SEC. 13

BLK. 102

LOT 19

ZONE R1-20

HEARING NO. 21

APPEAL NO. 20-329

GLEN HEAD

JOHN SCIARRINO: Variance to allow existing second floor addition over open front porch having less average front yard setback than permitted by Ordinance.

N/s/o E. Wedgewood Ct., 339.05 ft. E/o Beaver Ct., a/k/a 20 E. Wedgewood Ct., Glen Head, NY

SEC. 22

BLK. F01

LOT 311

ZONE R1-1A

HEARING NO. 22

APPEAL NO. 20-330

EAST NORWICH

OREN ZIV: (A) Variance to construct roof changes having less roof pitch than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 59-794 and granted by Decision of the Zoning Board of Appeals, dated December 1, 1959.

S/s/o Furman Pl., 432.89 ft. S/o Whitney Ave., a/k/a 20 Furman Place, East Norwich, NY
SEC. 27 BLK. E LOT 446 ZONE R1-7

HEARING NO. HO 1

APPEAL NO. 20-191

NORTH MASSAPEQUA

BILAL FAIZ: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 06-446 and granted by Decision of the Zoning Board of Appeals, dated October 5, 2006.

S/s/o N. Virginia Ave., E/o E. Service Rd., a/k/a 372 N. Virginia Avenue, North Massapequa, NY
SEC. 52 BLK. 47 LOT 87 ZONE R1-7

AUGUST 24, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK