



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 16, 2020**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 20-331

MASSAPEQUA

ANTHONY CASTELLI: Variance to construct garage addition, front roof over extension and two story addition exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Michigan Ave., 220 ft. E/o Central Ave., a/k/a 99 Michigan Avenue, Massapequa, NY
SEC. 52 BLK. 160 LOT 27 ZONE R1-7

HEARING NO. 2

APPEAL NO. 20-332

MASSAPEQUA

JONATHAN LAVALLE: Variance to construct second story addition exceeding maximum gross floor area than permitted by Ordinance.

SW/ cor. of Forest Ave. & Roosevelt Pl., a/k/a 276 Forest Avenue, Massapequa, NY
SEC. 65 BLK. 28 LOT 774 ZONE R1-7

HEARING NO. 3

APPEAL NO. 20-333

MASSAPEQUA

WENDY DELUCA: Variance to allow existing front portico and platform with steps to grade having less average front yard setback than permitted by Ordinance.

N/s/o Ohio Ave., 270.49 ft. W/o Forest Ave., a/k/a 25 Ohio Avenue, Massapequa, NY
SEC. 52 BLK. 247 LOT 1393 ZONE R1-7

HEARING NO. 4

APPEAL NO. 20-334

MASSAPEQUA

ERIC KAUFMAN & JAMIE WISE-KAUFMAN: (A) Variance to construct two story side addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct two story side addition and second floor addition exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Fairfax Rd., 200 ft. W/o Cedar Shore Dr., a/k/a 107 Fairfax Road, Massapequa, NY
SEC. 65 BLK. 154 LOT 41 ZONE R1-10/OHG

HEARING NO. 5**APPEAL NO. 20-335****MASSAPEQUA**

KIM BEER: (A) Variance to construct garage extension having less average side/front yard setback than permitted by Ordinance. (B) Variance to allow existing in-ground swimming pool and pool equipment having less side/front yard setback than permitted by Ordinance. (C) Variance to allow existing outdoor barbeque having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high fence exceeding maximum height across North side of the property than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 16-409 and granted by Decision of the Zoning Board of Appeals, dated October 6, 2016.

NE/ cor. of S. Bay Dr. & Ripplewater Ave., a/k/a 97 S. Bay Drive, Massapequa, NY
SEC. 66 BLK. 60 LOT 44 ZONE R1-10

HEARING NO. 6**APPEAL NO. 20-336****MASSAPEQUA**

AMY SAUTER: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct rear second story addition (open below) having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing front steps and landing having less average front yard setback than permitted by Ordinance. (D) Variance to allow existing pool shed having less front yard setback than permitted by Ordinance. (E) Variance to allow existing hot tub having less side yard setback and front yard setback than permitted by Ordinance.

N/s/o Jeanette Dr., 595.05 ft. W/o Riviera Dr. E., a/k/a 23 Jeanette Drive, Massapequa, NY
SEC. 65 BLK. 223 LOT 27 ZONE R1-10

HEARING NO. 7**APPEAL NO. 20-337****MASSAPEQUA**

MARY T. DINH: (A) Variance to install accessible ramp exceeding maximum front yard encroachment than permitted by Ordinance. (B) Variance to construct widened driveway having less side yard setback than permitted by Ordinance.

N/s/o New York Ave., 190.86 ft. E/o Seaford Ave., a/k/a 15 New York Avenue, Massapequa, NY
SEC. 52 BLK. 249 LOT 1519 ZONE R1-7

HEARING NO. 8**APPEAL NO. 20-338****MASSAPEQUA PARK**

DEBRA KLEIN: Variance to allow existing above-ground swimming pool and raised wood deck having less rear yard setback than permitted by Ordinance.

N/s/o Scott St., E/o Brendan Ave., a/k/a 22 Scott Street, Massapequa Park, NY
SEC. 53 BLK. 178 LOT 6 ZONE R1-7

HEARING NO. 9**APPEAL NO. 20-339****FARMINGDALE**

JAMES CHALDARIS: (A) Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Midwood Avenue) than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less average side/front yard setback than permitted by Ordinance.

NE/ cor. of Cypress St. & Midwood Ave., a/k/a 15 Cypress Street, Farmingdale, NY
SEC. 48 BLK. 272 LOT 91 ZONE R1-7

HEARING NO. 10

APPEAL NO. 20-340

FARMINGDALE

RICHARD JENSEN: (A) Variance to allow existing pergola abutting deck abutting dwelling having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing pergola, roof over deck, front roof over porch and two (2) sheds exceeding maximum building coverage than permitted by Ordinance.

N/s/o 4th Ave., 480.57 ft. W/o Woodward Pkwy., a/k/a 37 4th Avenue, Farmingdale, NY
SEC. 48 BLK. 240 LOT 67 ZONE R1-7

HEARING NO. 11

APPEAL NO. 20-341

BETHPAGE

ELIZABETH DONAHUE: (A) Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing 3.5 ft. high PVC fence exceeding maximum height within 30 ft. intersection than permitted by Ordinance.

NE/ cor. of N. 2nd St. & Meade Ave., a/k/a 168 N. 2nd Street, Bethpage, NY
SEC. 46 BLK. 45 LOT 1 ZONE R1-6

HEARING NO. 12

APPEAL NO. 20-342

BETHPAGE

ANTHONY AMOROSO: (A) Variance to allow existing Florida room having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing shed exceeding maximum height than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 61-450 and granted by Decision of the Zoning Board of Appeals, dated August 24, 1961.

N/s/o Evergreen Ave., 450 ft. E/o Pine Ave., a/k/a 132 Evergreen Avenue, Bethpage, NY
SEC. 46 BLK. 157 LOT 12 ZONE R1-7

HEARING NO. 13

APPEAL NO. 20-343

BETHPAGE

4321 HEMPSTEAD TURNPIKE REALTY LLC: (A) Variance to erect 10 ft. by 10 ft. double sided illuminated ground sign having less setback, exceeding maximum area and height than permitted by Ordinance. (B) Variance to erect 26.50 ft. by 3.11 ft. illuminated wall sign exceeding maximum number of wall signs than permitted by Ordinance.

NW/ cor. of Hempstead Tpke. & Seaford Oyster Bay Expressway, a/k/a 4321 Hempstead Tpke., Bethpage, NY
SEC. 49 BLK. C LOT 282 ZONE GB

HEARING NO. 14

APPEAL NO. 20-344

HICKSVILLE

SYED M. HOQUE: (A) Variance to construct second story addition with partial rear cantilever having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct side roof over steps having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Edward Ave., 113.44 ft. E/o Linden Blvd., a/k/a 15 Edward Avenue, Hicksville, NY
SEC. 46 BLK. 282 LOT 55 ZONE R1-7

HEARING NO. 15**APPEAL NO. 20-345****HICKSVILLE**

KANIKA SHARMA: (A) Variance to allow existing raised open porch having less average side/front yard (Jerome Avenue) than permitted by Ordinance. (B) Variance to allow existing hanging bay window having less average front yard setback (Vincent Road) than permitted by Ordinance. (C) Variance to allow existing roof over existing cellar entrance having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Jerome Avenue) than permitted by Ordinance.

SW/ cor. of Jerome Ave. & Vincent Rd., a/k/a 11 Jerome Avenue, Hicksville, NY

SEC. 12**BLK. 149****LOT 23****ZONE R1-7**

HEARING NO. 16**APPEAL NO. 20-346****PLAINVIEW**

GRACE ESPOSITO: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across front yard and side/front yard than permitted by Ordinance. (B) Variance to allow existing front roof-over deck having less average front 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.

NW/ cor. of Eileen Ave. & Belmont Ave., a/k/a 66 Eileen Avenue, Plainview, NY

SEC. 46**BLK. 146****LOT 106D****ZONE R1-7**

HEARING NO. 17**APPEAL NO. 20-347****PLAINVIEW**

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

NE/ cor. of Eileen Ave. & Redwood Dr., a/k/a 50 Eileen Avenue, Plainview, NY

SEC. 46**BLK. 583****LOT 3****ZONE R1-7**

HEARING NO. 18**APPEAL NO. 20-348****PLAINVIEW**

ROBIN KAHN: Variance to construct front porch having less average front yard setback (Oak Drive) and exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Oak Dr. & Carol St., a/k/a 34 Oak Drive, Plainview, NY

SEC. 12**BLK. 560****LOT 12****ZONE R1-7**

HEARING NO. 19**APPEAL NO. 20-349****JERICHO**

DAVID M. PORTNOY: (A) Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 5 ft. high fence exceeding maximum height across side/front yard (Bounty Lane) than permitted by Ordinance.

NW/ cor. of Briar Ln. & Bounty Ln., a/k/a 7 Briar Lane, Jericho, NY

SEC. 12**BLK. 511****LOT 5****ZONE R1-10**

HEARING NO. 20**APPEAL NO. 20-350****SYOSSET**

SANDRA DOLISI: Variance to allow existing shed and pool heater having less side yard setback than permitted by Ordinance.

N/s/o Sagamore Dr., 637.59 ft. W/o Stratford Pl., a/k/a 85 Sagamore Drive, Syosset, NY

SEC. 25**BLK. 55****LOT 5****ZONE R1-1A**

HEARING NO. 21

APPEAL NO. 20-351

GLEN HEAD

DIERDRE MCMAHON: (A) Variance to construct rear roof over awning having less rear yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 78-59 and granted by Decision of the Zoning Board of Appeals, dated March 23, 1978.

SE/ cor. of Washington Ave. & Lincoln Ave., a/k/a 63 Washington Avenue, Glen Head, NY
SEC. 20 BLK. 10 LOT 18 ZONE R1-7

HEARING NO. 22

APPEAL NO. 20-352

OYSTER BAY

FRANCISCO RUBIO: Variance for the expansion of a legal non-conforming two-family dwelling.

S/s/o Tooker Ave., 149.90 ft. W/o South St., a/k/a 17 Tooker Avenue, Oyster Bay, NY
SEC. 27 BLK. 14 LOT 7 ZONE R1-6

HEARING NO. HO 1

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

SEPTEMBER 7, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK