



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 *OCTOBER 3, 2024*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 92-319 - AMENDMENT

MASSAPEQUA

JLP & ASSOCIATES INC.: Amend Specific Plan as presented for Appeal No. 92-319 and granted by Decision of the Zoning Board of Appeals, dated September 23, 1992 to eliminate the prior condition of approval and the Declaration of Restrictive Covenants.

E/s/o Biltmore Blvd., 120 ft. S/o Baldwin Ave., a/k/a 100 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 107 LOT 1202 ZONE R1-7

HEARING NO. 2

APPEAL NO. 12-180 - AMENDMENT

MASSAPEQUA

NICOLE CULELLA: (A) Amend Decision of Zoning Board of Appeals, dated June 7, 2012 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.

W/s/o Beach Rd., 1325.20 ft. S/o Canal Rd., a/k/a 70 Beach Road, Massapequa, NY
SEC. 65 BLK. 97 LOT 457 ZONE R1-7

HEARING NO. 3

APPEAL NO. 24-236

MASSAPEQUA

LEONARD & ROSE CHRISTOPHER: Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

S/s/o Nassau Rd., 100 ft. E/o Shinnecock Ave., a/k/a 130 Nassau Road, Massapequa, NY
SEC. 66 BLK. 38 LOT 38 ZONE R1-10

HEARING NO. 4

APPEAL NO. 24-327

MASSAPEQUA

MULTIBRANDS MASSAPEQUA TIC REAL ESTATE LLC: A) Variance to install HVAC roof-top unit #2 having less setback than permitted by Ordinance. (B) Variance to propose use exceeding maximum hours of operation than permitted by Ordinance. (C) Variance to construct fast food restaurant with drive-thru having less side yard setback than permitted by Ordinance.

N/s/o Merrick Rd., 145.3 ft. E/o Carman Mill Rd., a/k/a 5599 Merrick Road, Massapequa, NY
SEC. 53 BLK. 18 LOT 55 ZONE NB

HEARING NO. 5**APPEAL NO. 24-353****MASSAPEQUA**

SHAWN & TINA COLES: (A) Variance to construct 51.5 ft. 28.2 ft. new dwelling on partial new and partial existing foundation having less side yard setback, aggregate side yards, exceeding maximum height, building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct rear deck 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 parking spaces are required.

W/s/o Biltmore Blvd., 375 ft. S/o Morton Ave., a/k/a 65 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 98 LOT 1014 ZONE R1-7

HEARING NO. 6**APPEAL NO. 24-398****MASSAPEQUA**

JAMES SANTA: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing second story additions exceeding maximum height than permitted by Ordinance. (C) Variance to allow existing gas fireplace having less side yard setback than permitted by Ordinance. (D) Amend Specific Plans as presented for Appeal No. 16-384 and granted by Decision of the Zoning Board of Appeals, dated December 1, 2016 and for Appeal No. 05-141 and granted by Decision of the Zoning Board of Appeals, dated March 10, 2005.

N/s/o E. Shore Dr., 198.32 ft. E/o E. Shore Dr. Tangency, a/k/a 236 E. Shore Drive, Massapequa, NY
SEC. 66 BLK. 64 LOT 123 ZONE R1-10

HEARING NO. 7**APPEAL NO. 24-307****NORTH MASSAPEQUA**

MARTIN POMERANTZ: Variance to allow the keeping of two (2) pet mini pigs in dwelling.

N/s/o N. Delaware Ave., 99.77 ft. W/o N. Broadway, a/k/a 201A N. Delaware Ave., N. Massapequa, NY
SEC. 52 BLK. 527 LOT 216 ZONE R1-7

HEARING NO. 8**APPEAL NO. 24-258****HICKSVILLE**

MINA BEGUM: Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Chestnut Street) than permitted by Ordinance.

SW/ cor. of Elm St. & Chestnut St., a/k/a 26 Elm Street, Hicksville, NY
SEC. 12 BLK. 36 LOT 31 ZONE R1-7

HEARING NO. 9**APPEAL NO. 24-310****HICKSVILLE**

XUBAO DONG: (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 parking spaces are required.

W/s/o Burns Ave., 50 ft. S/o Lowell Pl., a/k/a 19 Burns Avenue, Hicksville, NY
SEC. 11 BLK. 298 LOT 70 ZONE R1-7

HEARING NO. 10**APPEAL NO. 24-311****HICKSVILLE**

XUBAO DONG: (A) Variance to allow existing 8 ft. by 8 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing cellar entrance roof over having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 85-366 and granted by Decision of the Zoning Board of Appeals, dated August 28, 1985.

W/s/o Burns Ave., 50 ft. S/o Lowell Pl., a/k/a 19 Burns Avenue, Hicksville, NY

SEC. 11**BLK. 298****LOT 70****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 24-323****HICKSVILLE**

SHERLY MATHEW: (A) Variance to construct 40.1 ft. by 40.2 ft. new dwelling on partial new and partial existing foundation 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) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Cornell Ln., 605.61 ft. E/o Lehigh Ln., a/k/a 9 Cornell Lane, Hicksville, NY

SEC. 12**BLK. 416****LOT 24****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 24-326****HICKSVILLE**

MARIE SVEC: (A) Variance to allow existing 8 ft. by 10 ft. shed having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow existing rear one story extension, rear enclosed porch and 8 ft. by 10 ft. shed exceeding maximum building coverage than permitted by Ordinance.

S/s/o Albert Rd., 64.61 ft. W/o Bloomingdale Rd., a/k/a 3 Albert Road, Hicksville, NY

SEC. 46**BLK. 536****LOT 47****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 24-385****HICKSVILLE**

SUKWINDER KAUR: (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 1 when 3 parking spaces are required.

E/s/o Edgewood Dr., 130 ft. S/o Boulevard Dr., a/k/a 5 Edgewood Drive, Hicksville, NY

SEC. 45**BLK. 510****LOT 3****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 24-386****HICKSVILLE**

SUKWINDER KAUR: (A) Variance to allow existing rear one story addition with balcony above having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear one story addition with balcony above, front portico and 7.9 ft. by 9.85 ft. shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Edgewood Dr., 130 ft. S/o Boulevard Dr., a/k/a 5 Edgewood Drive, Hicksville, NY

SEC. 45**BLK. 510****LOT 3****ZONE R1-7**

HEARING NO. 15

APPEAL NO. 24-411

HICKSVILLE

SHIVA P. KHANAL: Variance to construct 25 ft. by 53.9 ft. new dwelling on partial existing and partial new foundation having less side yard setback, rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

SW/ cor. of Ketcham Ave. & Crescent St., a/k/a 39 Ketcham Avenue, Hicksville, NY
SEC. 12 **BLK. 312** **LOT 9** **ZONE R1-7**

HEARING NO. 16

APPEAL NO. 24-412

HICKSVILLE

HOTLINE ENTERPRISES: (A) Variance to re-instate non-conforming use of proposed one-family dwelling. (B) Variance to construct new dwelling having less roof pitch than permitted by Ordinance.

N/s/o W. Cherry St., 125 ft. W/o Division Ave., a/k/a 118 Cherry Street, Hicksville, NY
SEC. 11 **BLK. 287** **LOT 33** **ZONE HD-II**

HEARING NO. 17

APPEAL NO. 24-305

SYOSSET

SALVATORE & SALVINA ANTONACCI: (A) Variance to construct new dwelling on subdivided flag lot having less lot area, width of pole portion, building envelope area and frontage on a public road than permitted by Ordinance. (B) Variance to construct cellar entrance having less front yard setback (East) than permitted by Ordinance. (C) Variance to allow parking area in required front yard (North). **PARCEL A**

S/s/o Split Rock Rd., E/o N. Hempstead Tpke., a/k/a 567 Split Rock Road, Syosset, NY
SEC. 25 **BLK. 58** **LOT 9A** **ZONE R1-2A**

HEARING NO. 18

APPEAL NO. 24-306

SYOSSET

SALVATORE & SALVINA ANTONACCI: (A) Variance to allow existing dwelling on lesser lot in subdivision containing a flag lot having less area and dimensional standards for the R1-2A Zoning District, width of lot at front property line, width of lot from front property line to the required rear yard and lot area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 63-18 and granted by Decision of the Zoning Board of Appeals, dated March 23, 1963. **PARCEL B**

S/s/o Split Rock Rd., E/o N. Hempstead Tpke., a/k/a 567 Split Rock Road, Syosset, NY
SEC. 25 **BLK. 58** **LOT 9B** **ZONE R1-2A**

HEARING NO. 19

APPEAL NO. 24-314

SYOSSET

425 JT ACQUISITION LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 135 when 157 parking spaces are required.

N/s/o Jericho Tpke., 238.25 ft. E/o Jackson Ave., a/k/a 419 Jericho Turnpike, Syosset, NY
SEC. 15 **BLK. 162** **LOT 55** **ZONE NB**

HEARING NO. 20

APPEAL NO. 24-315

SYOSSET

425 JT ACQUISITION LLC: (A) Variance to install 20 ft. by 13 ft. freestanding sign structure (located on South side of parking lot facing Jericho Tpke.) having less front yard setback and exceeding maximum height than permitted by Ordinance. (B) Variance to install 10 ft. by 13 ft. freestanding sign (located on South side of parking lot facing Jericho Tpke.) exceeding maximum area than permitted by Ordinance.

N/s/o Jericho Tpke., 238.25 ft. E/o Jackson Ave., a/k/a 419 Jericho Turnpike, Syosset, NY
SEC. 15 BLK. 162 LOT 55 ZONE NB

HEARING NO. 21

APPEAL NO. 24-319

SYOSSET

JATIN KAPUR: Variance to allow existing one story addition having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

W/s/o Virginia Rd., 102.64 ft. S/o Belmont Cir., a/k/a 6 Virginia Road, Syosset, NY
SEC. 15 BLK. 112 LOT 6 ZONE R1-7

HEARING NO. 22

APPEAL NO. 24-62

EAST NORWICH

ANTHONY STRIANESE: (A) Variance to construct 45.4 ft. by 44.3 ft. new dwelling on partial new and partial existing foundation having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

W/s/o Radcliff Dr. E., 31.47 ft. S/o Radcliff Dr. N., a/k/a 107 Radcliff Drive E., East Norwich, NY
SEC. 24 BLK. 11 LOT 9 ZONE R1-7

HEARING NO. 23

APPEAL NO. 24-320

OYSTER BAY

DERRICK & EILEEN TARA CORNELIOUS: A) Variance to allow existing 4 ft. high vinyl picket fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-311 and granted by Decision of the Zoning Board of Appeals, dated July 21, 2022.

SW/ cor. of W. Main St. & Underhill Ave., a/k/a 161 W. Main Street, Oyster Bay, NY
SEC. 24 BLK. A LOT 520 ZONE R1-10/OB

HEARING NO. HO 1

APPEAL NO. 24-28

MASSAPEQUA

JLP & ASSOCIATES INC.: (A) Variance to construct new dwelling on subdivided lot having less width of lot at street and width from front property line to required rear yard than permitted by Ordinance. **PARCEL A**
(B) Variance to construct new dwelling on subdivided lot having less width of lot at street and width from front property line to required rear yard than permitted by Ordinance. **PARCEL B**

E/s/o Biltmore Blvd., 120 ft. S/o Baldwin Ave., a/k/a 100 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 107 LOT 1202 ZONE R1-7

SEPTEMBER 23, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK