



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* - LEWIS J. YEVOLI
KATHLEEN MULLIGAN - REBECCA M. ALESIA - ANDREW MONTELEONE - LISA CICCOLELLA

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 4, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-431

MASSAPEQUA PARK

PAMELA THEOHARIS: (A) Variance to allow existing wood deck with steps to grade having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Michele Ter., 366.43 ft. N/o Wendy Ln., a/k/a 39 Michele Terrace, Massapequa Park, NY
SEC. 53 BLK. 173 LOT 8 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-422

MASSAPEQUA

MR. PROPERTY BUILDERS LLC: Variance to construct new dwelling on subdivided lot having less width of lot at street, width of lot from front property line to required rear yard and lot size than permitted by Ordinance. **PARCEL A**

NE/ cor. of Clocks Blvd. & Trebor Rd., a/k/a 510 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 139 LOT 1 ZONE R1-10

HEARING NO. 3

APPEAL NO. 23-423

MASSAPEQUA

MR. PROPERTY BUILDERS LLC: Variance to construct new dwelling on subdivided lot having less width of lot from front property line to required rear yard and lot size than permitted by Ordinance. **PARCEL B**

NE/ cor. of Clocks Blvd. & Trebor Rd., a/k/a 510 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 139 LOT 1 ZONE R1-10

HEARING NO. 4

APPEAL NO. 23-438

MASSAPEQUA

JESSICA & PETER MILLER: Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

NW/ cor. of Highland St. E. & Shinnecock Ave., a/k/a 39 Highland Street E., Massapequa, NY
SEC. 66 BLK. 37 LOT 6 ZONE R1-10

HEARING NO. 5**APPEAL NO. 23-445****MASSAPEQUA**

NICHOLAS VASILAKIS: (A) Variance to construct front non-raised ridge dormer having less average front yard setback and roof pitch than permitted by Ordinance. (B) Variance to construct front non-raised ridge dormer and allow existing one-story rear addition exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing one-story rear addition and detached garage exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing detached garage having less side yard setback than permitted by Ordinance. (E) Variance to allow existing shed (A) and shed (B) having less side yard setback than permitted by Ordinance. (F) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (G) Amend Specific Plan as presented for Appeal No. 09-198 and granted by Decision of the Zoning Board of Appeals, dated April 30, 2009.

S/s/o Jetmore Pl., 312.78 ft. W/o Forest Ave., a/k/a 54 Jetmore Place, Massapequa, NY
SEC. 65 BLK. 133 LOT 54 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-508****MASSAPEQUA**

ANDREAS KYPREOS: Variance to construct new dwelling having less average front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Shoreham Rd., 420 ft. E/o Cedar Shore Dr., a/k/a 147 Shoreham Road, Massapequa, NY
SEC. 65 BLK. 156 LOT 42 ZONE R1-10/OHG

HEARING NO. 7**APPEAL NO. 23-429 - AMENDMENT****NORTH MASSAPEQUA**

CARMELO & PAOLA OLIVA: Amend Specific Plan as presented for Appeal No. 64-479 and granted by Decision of the Zoning Board of Appeals, dated August 12, 1964, to allow existing garage conversion.

N/s/o N. Albany Ave., 460 ft. E/o N. New York Dr., a/k/a 167 N. Albany Avenue, N. Massapequa, NY
SEC. 48 BLK. 10 LOT 45 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-420****FARMINGDALE**

KEN & ROSEMARY PETERSON: (A) Variance to allow existing 12.2 ft. by 18.3 ft. shed having less rear yard setback exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing pool deck with steps to grade having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing above-ground swimming pool having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing trellis over deck with steps to grade and 12.2 ft. by 18.3 ft. shed exceeding maximum building coverage than permitted by Ordinance.

N/s/o Damin Dr., 211.64 ft. E/o Cardinal Ln., a/k/a 11 Damin Drive, Farmingdale, NY
SEC. 48 BLK. 555 LOT 15 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-450- AMENDMENT****BETHPAGE**

RICHARD MIFSUD: Amend Specific Plan as presented for Appeal No. 94-514 and granted by Decision of the Zoning Board of Appeals, dated December 15, 1994, to allow existing second story addition.

N/s/o Martin Rd. N., 110 ft. W/o Alpha Pl., a/k/a 74 Martin Road N., Bethpage, NY
SEC. 46 BLK. 527 LOT 12 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-424 - AMENDMENT****HICKSVILLE**

TRAN CHAU: Amend Specific Plan as presented for Appeal No. 21-399 and granted by Decision of the Zoning Board of Appeals, dated September 9, 2021, to allow existing cellar entrance.

W/s/o Bethpage Rd., 136.29 ft. N/o Franklin St., a/k/a 92 Bethpage Road, Hicksville, NY
SEC. 12 BLK. 188 LOT 267 ZONE R1-7

HEARING NO. 11**APPEAL NO. 23-444****HICKSVILLE**

DOVE STREET LLC: (A) Variance to construct new dwelling on vacant lot having less width of lot at front property line, width of lot at required rear yard, lot size, average front yard setback (Locust Street) and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 22-385 and granted by Decision of the Zoning Board of Appeals, dated September 22, 2022.

NW/ cor. of Locust St. & Newbridge Rd., a/k/a Locust Street, Hicksville, NY
SEC. 45 BLK. 73 LOT 49 ZONE R1-7

HEARING NO. 12**APPEAL NO. 23-472****HICKSVILLE**

BAYZID OMAM: (A) Variance to allow existing dwelling exceeding maximum height than permitted by Ordinance. (B) Variance to allow parking in the required side/front yard (Grant Court). (C) Variance to allow existing swimming pool and waterfall having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing waterfall having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 20-273 and granted by Decision of the Zoning Board of Appeals, dated October 1, 2020.

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. 13**APPEAL NO. 23-455****OLD BETHPAGE**

MIGUEL VALENCIA: (A) Variance to construct two story addition and rear platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Jane Dr., 282 ft. W/o Walter Ln., a/k/a 15 Jane Drive, Old Bethpage, NY
SEC. 47 BLK. 76 LOT 16 ZONE R1-7

HEARING NO. 14**APPEAL NO. 23-306****PLAINVIEW**

JAY BENOWITZ: (A) Variance to allow existing paver patio having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 4 ft. high vinyl fence on top of 5.17 ft. high retaining wall exceeding maximum height than permitted by Ordinance.

NE/ cor. of Overlook Ln. & Elmwood Ct., a/k/a 9 Overlook Lane, Plainview, NY
SEC. 13 BLK. 68 LOT 17 ZONE R1-7

HEARING NO. 15

APPEAL NO. 23-352

PLAINVIEW

HOWARD BROCKWAY: (A) Variance to allow existing wood deck exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing paver platform with steps to grade having less rear yard setback than permitted by Ordinance.

E/s/o S. Oaks Blvd., N/o Wood Ln., a/k/a 28 S. Oaks Boulevard, Plainview, NY

SEC. 12 BLK. 592 LOT 25 ZONE R1-7

HEARING NO. 16

APPEAL NO. 23-430

PLAINVIEW

PY WASHINGTON PLAZA LLC: Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

S/s/o Washington Ave., E/o Manetto Hill Rd., a/k/a 8 Washington Avenue, Plainview, NY

SEC. 13 BLK. 110 LOT 12 ZONE NB

HEARING NO. 17

APPEAL NO. 23-457

PLAINVIEW

PHILLIP BRENNER: (A) Variance to construct cantilevered second floor addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Shelter Hill Rd., 410 ft. S/o Sunset Ln., a/k/a 15 Shelter Hill Road, Plainview, NY

SEC. 12 BLK. 451 LOT 20 ZONE R1-7

HEARING NO. 18

APPEAL NO. 23-520

PLAINVIEW

TYLER RUTHIZER: (A) Variance to construct rear addition and partial new and partial existing raised concrete masonry patio having less aggregate side yards than permitted by Ordinance. (B) Variance to construct rear addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct egress window well having less side yard setback than permitted by Ordinance.

E/s/o Central Park Rd., 270.55 ft. S/o Manetto Dr., a/k/a 200 Central Park Road, Plainview, NY

SEC. 12 BLK. 374 LOT 4 ZONE R1-7

HEARING NO. 19

APPEAL NO. 23-454

JERICHO

ANKUR AHLUWALIA: (A) Variance to construct two story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story addition, portico and 6.32 ft. by 4 ft. addition to existing deck exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct two story addition, second floor addition and 6.32 ft. by 4 ft. addition to existing deck exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Craig St., 156.29 ft. E/o Richmond Ave., a/k/a 29 Craig Street, Jericho, NY

SEC. 11 BLK. 431 LOT 34 ZONE R1-10

HEARING NO. 20

APPEAL NO. 23-270

SYOSSET

PUNEET PARASHER: (A) Variance to construct roof-over entry exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

S/s/o Circle Dr., 281.44 ft. W/o Lincrest St., a/k/a 24 Circle Drive, Syosset, NY
SEC. 12 BLK. 367 LOT 34 ZONE R1-7

HEARING NO. 21

APPEAL NO. 23-299

SYOSSET

MUKHTAR KUATBEKOV: (A) Variance to construct rear deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing swimming pool waterfall having less side yard setback than permitted by Ordinance. (C) Variance to allow existing in-ground swimming pool, pool filter and heater having less front yard setback than permitted by Ordinance.

S/s/o Parkway Dr., 80.46 ft. E/o S. Oyster Bay Rd., a/k/a 3 Parkway Drive, Syosset, NY
SEC. 12 BLK. 350 LOT 19 ZONE R1-7

HEARING NO. 22

APPEAL NO. 23-427

GLEN HEAD

ROBERT CANNARSA: (A) Variance to allow existing wood deck with steps to grade having less side yard setback, rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Knoll Lane) than permitted by Ordinance. (D) Variance to allow existing 3 ft. high vinyl fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of Townsend St. & Knoll Ln., a/k/a 21 Townsend Street, Glen Head, NY
SEC. 20 BLK. 104 LOT 15 ZONE R1-7

HEARING NO. 23

APPEAL NO. 23-448

GLEN HEAD

ROBERT & LORRAINE CLANCY: Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Lincoln Avenue) than permitted by Ordinance.

NE/ cor. of Lincoln Ave. & Washington Ave., a/k/a 22 Lincoln Avenue, Glen Head, NY
SEC. 20 BLK. 9 LOT 101 ZONE R1-7

HEARING NO. 24

APPEAL NO. 23-471

GLEN HEAD

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

SW/ cor. of Garfield Ave. & Coolidge Ave., a/k/a 1 Garfield Avenue, Glen Head, NY
SEC. 20 BLK. 3 LOT 31 ZONE R1-7

HEARING NO. 25**APPEAL NO. 23-452****GLEN COVE**

ADAM FENIG: (A) Variance to construct rear one-story addition and allow existing front garage addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct rear one-story addition, front addition and allow existing front garage addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 06-106 and granted by Decision of the Zoning Board of Appeals, dated March 16, 2006.

W/s/o Lawrence Ln., 234.96 ft. N/o Frost Pond Rd., a/k/a 216 Lawrence Lane, Glen Cove, NY

SEC. 23**BLK. 35****LOT 11****ZONE R1-10**

HEARING NO. 26**APPEAL NO. 23-435****LOCUST VALLEY**

BRIAN LOEBER: (A) Variance to allow existing roof over patio with barbeque having less side/front yard setback (Walton Avenue), front yard setback (Bayville Road) and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing 4 ft. high chain link fence, roof over patio and to install 5 ft. to 6 ft. high evergreen landscaping exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (C) Variance to allow existing 8.2 ft. by 8.2 ft. shed having less side/front yard setback (Walton Avenue) than permitted by Ordinance.

NE/ cor. of Bayville Rd. & Walton Ave., a/k/a 578 Bayville Road, Locust Valley, NY

SEC. 29**BLK. D****LOT 989****ZONE R1-7**

HEARING NO. HO 1**APPEAL NO. 23-368****NORTH MASSAPEQUA**

KAITLYN WARD: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (North Park Avenue) than permitted by Ordinance.

SW/ cor. of N. Elm St. & N. Park Ave., a/k/a 264 N. Elm Street, North Massapequa, NY

SEC. 52**BLK. 77****LOT 1****ZONE R1-7**

SEPTEMBER 27, 2023**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**