



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 17, 2024*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 24-316 - AMENDMENT

MASSAPEQUA

JOHN MUSMACKER: Amend Specific Plan as presented for Appeal No. 67-387 and granted by Decision of the Zoning Board of Appeals, dated August 30, 1967 to allow existing open deck, second floor addition and enclosed porch converted to habitable space.

W/s/o Clearwater Ave., 520 ft. S/o Seminole Ave., a/k/a 37 Clearwater Avenue, Massapequa, NY
SEC. 66 BLK. 68 LOT 76 ZONE R1-10

HEARING NO. 2

APPEAL NO. 24-331

MASSAPEQUA

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

NW/ cor. of Harvard St. & Arlyn Dr., a/k/a 1 Harvard Street, Massapequa, NY
SEC. 53 BLK. 147 LOT 14 ZONE R1-7

HEARING NO. 3

APPEAL NO. 24-371

MASSAPEQUA

FRANCIS ANTETOMASO: (A) Variance to construct one story addition (West side) having less side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across front yard than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 18-52 and granted by Decision of the Zoning Board of Appeals, dated March 1, 2018.

S/s/o Dolphin Dr., 237 ft. S/o Ocean Ave., a/k/a 1 Dolphin Drive, Massapequa, NY
SEC. 65 BLK. 213 LOT 52 ZONE R1-7

HEARING NO. 4

APPEAL NO. 24-292

FARMINGDALE

MOHAMMED SALIM: (A) Variance to construct 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.

N/s/o W. Walnut St., 201.08 ft. E/o Lowell Dr., a/k/a 105 W. Walnut Street, Farmingdale, NY
SEC. 49 BLK. 259 LOT 14 ZONE R1-7

HEARING NO. 5**APPEAL NO. 24-424****FARMINGDALE**

MOHAMMED SALIM: (A) Variance to construct a third kitchen in a one-family dwelling for use as a spice kitchen. (B) Variance to construct 56.62 ft. by 57.5 ft. new dwelling on partial existing and partial new 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.

N/s/o W. Walnut St., 201.08 ft. E/o Lowell Dr., a/k/a 105 W. Walnut Street, Farmingdale, NY
SEC. 49 BLK. 259 LOT 14 ZONE R1-7

HEARING NO. 6**APPEAL NO. 24-303****BETHPAGE**

GAURAV OBEROI: A) Variance to allow existing wood stoop, chimney and detached garage having less side yard setback than permitted by Ordinance. (B) Variance to allow existing wood stoop having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing detached garage having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o N. Windhorst Ave., 350 ft. S/o William St., a/k/a 134 N. Windhorst Avenue, Bethpage, NY
SEC. 49 BLK. 7 LOT 534 ZONE R1-7

HEARING NO. 7**APPEAL NO. 24-325****BETHPAGE**

RAKESH SETHI: (A) Variance to allow existing aluminum roof over patio with steps to grade having less average side/front yard setback (Evergreen Avenue) than permitted by Ordinance. (B) Variance to allow existing 8.3 ft. by 12.3 ft. shed having less side/front yard setback (Evergreen Avenue) than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Evergreen Avenue) and maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Variance to allow existing roof-over cellar entrance, 8.3 ft. by 12.3 ft. shed, aluminum roof over patio with steps to grade and enclosed porch exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing roof-over cellar entrance, aluminum roof over patio with steps to grade and enclosed porch exceeding maximum gross floor area than permitted by Ordinance.

SW/ cor. of Caffrey Ave. & Evergreen Ave., a/k/a 23 Caffrey Avenue, Bethpage, NY
SEC. 46 BLK. 494 LOT 15 ZONE R1-7

HEARING NO. 8**APPEAL NO. 24-329****BETHPAGE**

OMAR GONZALEZ: Variance to allow existing parking area on South side of circular driveway having less side yard setback than permitted by Ordinance.

E/s/o Woolsey Ave., 87.22 ft. N/o Powell Ave., a/k/a 6 Woolsey Avenue, Bethpage, NY
SEC. 46 BLK. D LOT 514 ZONE R1-7

HEARING NO. 9**APPEAL NO. 24-333****BETHPAGE**

REGINA ZADERECKI: A) Variance to allow existing enclosed porch exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Irving Street) than permitted by Ordinance.

NE/ cor. of Martin Rd. S. & Irving St., a/k/a 36 Martin Road S., Bethpage, NY
SEC. 46 BLK. 127 LOT 23 ZONE R1-7

HEARING NO. 10

APPEAL NO. 24-334

BETHPAGE

JONATHAN BENINTENDO: (A) Variance to construct roof over deck having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second story addition having less side yard setback and exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing 9.75 ft. by 7.75 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to construct second story addition and roof over deck exceeding maximum building coverage than permitted by Ordinance.

E/s/o Cambridge Ave., 152.57 ft. N/o Revere Ave., a/k/a 36 Cambridge Avenue, Bethpage, NY
SEC. 46 BLK. 121 LOT 356 ZONE R1-7

HEARING NO. 11

APPEAL NO. 24-255

HICKSVILLE

DALJIT SINGH: Variance to allow existing rear wood deck and seasonal awning having less rear yard setback than permitted by Ordinance.

N/s/o Howard St., 305 ft. E/o Park Ave., a/k/a 8 Howard Street, Hicksville, NY
SEC. 12 BLK. 71 LOT 134 ZONE R1-6

HEARING NO. 12

APPEAL NO. 24-332

HICKSVILLE

449 WEST JOHN INDUSTRIAL LLC: Variance to allow existing 8 ft. high fence exceeding maximum height than permitted by Ordinance.

S/s/o W. John St., 315 ft. W/o Myers Ave., a/k/a 365 W. John Street, Hicksville, NY
SEC. 11 BLK. 325 LOT 436 ZONE LI

HEARING NO. 13

APPEAL NO. 24-335

HICKSVILLE

MUBEEN CHUGHTAI: Variance to allow existing rear dormer having less roof pitch than permitted by Ordinance.

N/s/o 9th St., W/o Lee Ave., a/k/a 37 9th Street, Hicksville, NY
SEC. 46 BLK. 287 LOT 35 ZONE R1-7

HEARING NO. 14

APPEAL NO. 24-321

OLD BETHPAGE

KYLE SAND: A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Simpson Drive) than permitted by Ordinance. (B) Variance to allow existing barbeque island having less front yard setback (Simpson Drive) than permitted by Ordinance. (C) Variance to allow existing shed having less side/front yard (Berry Hill Place) and rear yard setback than permitted by Ordinance. (D) Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

SW/ cor. of Berry Hill Pl. & Simpson Dr., a/k/a 4 Berry Hill Place, Old Bethpage, NY
SEC. 47 BLK. 64 LOT 1 ZONE R1-7

HEARING NO. 15**APPEAL NO. 24-299****PLAINVIEW**

MATTHEW WEXLER: (A) Variance to construct first floor addition (enclosing new cellar entrance) having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct first floor addition and second floor addition having less aggregate side yards than permitted by Ordinance.

N/s/o Amby Ave., 188 ft. E/o Elmwood St., a/k/a 40 Amby Avenue, Plainview, NY

SEC. 12**BLK. 8****LOT 55****ZONE R1-7**

HEARING NO. 16**APPEAL NO. 24-429****PLAINVIEW**

JACLYN SANDLER: (A) Variance to construct 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. (C) Variance to allow existing plastic garbage can holder having less side yard setback than permitted by Ordinance.

W/s/o Briarwood Ln., 264 ft. N/o Algiers St., a/k/a 51 Briarwood Lane, Plainview, NY

SEC. 47**BLK. 36****LOT 11****ZONE R1-7**

HEARING NO. 17**APPEAL NO. 24-436****PLAINVIEW**

BMG PLAINVIEW, LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 559 when 649 parking spaces are required.

N/s/o Old Country Rd., 120 ft. W/o Lester Pl., a/k/a 1030 Old Country Road, Plainview, NY

SEC. 12**BLK. 555****LOT 88****ZONE NB**

HEARING NO. 18**APPEAL NO. 24-271 - AMENDMENT****SYOSSET**

STEPHANIE & LEE RIGER: Amend Specific Plan as presented for Appeal No. 78-66 and granted by Decision of the Zoning Board of Appeals, dated June 22, 1978 to construct front roof over porch.

N/s/o Meadowbrook Rd., 300.12 ft. E/o Split Rock Rd., a/k/a 80 Meadowbrook Rd., Syosset, NY

SEC. 25**BLK. 2****LOT 154****ZONE R1-7**

HEARING NO. 19**APPEAL NO. 24-328****GLEN HEAD**

KAREN GREENE: Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

S/s/o Glenwood Rd., 100 ft. W/o Viola St., a/k/a 81 Glenwood Road, Glen Head, NY

SEC. 20**BLK. 45****LOT 6****ZONE R1-7**

HEARING NO. 20**APPEAL NO. 24-346****EAST NORWICH**

MICHAEL D'ANGELO: (A) Variance to construct 18.3 ft. by 13.8 ft. one story addition having less side yard setback than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. (C) Variance to construct 18.3 ft. by 13.8 ft. one story addition and portico exceeding maximum building coverage than permitted by Ordinance.

W/s/o James Ave., 213.54 ft. S/o Allan Dr., a/k/a 9 James Avenue, East Norwich, NY

SEC. 24**BLK. 13****LOT 13****ZONE R1-7**

HEARING NO. HO 1

APPEAL NO. 24-158

PLAINVIEW

DAVID WOLFSTEIN: (A) Variance to allow existing 9.96 ft. by 31.71 ft. rear addition having less side/front yard setback (Orchard Street) than permitted by Ordinance. (B) Variance to allow existing 9.96 ft. by 31.71 ft. rear addition and front portico exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing 6 ft. high stockade fence exceeding maximum height across side/front yard (Orchard Street) than permitted by Ordinance.

SW/ cor. of Nassau Ave. & Orchard St., a/k/a 73 Nassau Avenue, Plainview, NY
SEC. 12 BLK. 34 LOT 35 ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 24-168

FARMINGDALE

ADNAN SIDDIQUI: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across front, side/front and rear/front property lines than permitted by Ordinance. (B) Variance to allow existing 3 ft. high fence exceeding maximum height within 30 ft. from intersection than permitted by Ordinance.

NW/ cor. of Carman Rd. & Joseph Ln., a/k/a 500 Carman Road, Farmingdale, NY
SEC. 48 BLK. 554 LOT 10 ZONE R1-7

HEARING NO. HO 3

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. HO 4

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. HO 5

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

OCTOBER 7, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK