



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 19, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-451

MASSAPEQUA

ELIZABETH VEREB: (A) Variance to allow existing open porch with steps to grade having less average front yard setback (Mohegan Drive) than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing swimming pool having less setback from fence than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Cheryl Road) than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 74-224 and granted by Decision of the Zoning Board of Appeals, dated June 19, 1974.

NW/ cor. of Cheryl Rd. & Mohegan Dr., a/k/a 26 Cheryl Road, Massapequa, NY

SEC. 52 BLK. 442 LOT 8 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-547

MASSAPEQUA

EDWARD EHRNHARDT: (A) Variance to allow existing rear one story mud room extension having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 11 ft. by 13 ft. gazebo having less side yard setback than permitted by Ordinance. (C) Variance to allow existing rear one story mud room extension and gazebo exceeding maximum building coverage and gross floor area than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. (E) Amend Specific Plans as presented for Appeal No. 19-564 and granted by Decision of the Zoning Board of Appeals, dated November 21, 2019 and for Appeal No. 92-91 and granted by Decision of the Zoning Board of Appeals, dated April 1, 1992.

W/s/o Atwater Pl., 194.43 ft. N/o W. Shore Dr., a/k/a 31 Atwater Place, Massapequa, NY

SEC. 66 BLK. 66 LOT 8 ZONE R1-10

HEARING NO. 3

APPEAL NO. 23-468

NORTH MASSAPEQUA

JOSEPH CATALDO: Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

S/s/o N. Cedar St., 290 ft. W/o N. Bay Ave., a/k/a 228 N. Cedar Street, North Massapequa, NY

SEC. 52 BLK. 96 LOT 23 ZONE R1-7

HEARING NO. 4

APPEAL NO. 23-469

NORTH MASSAPEQUA

DONNA AMENDOLARE: Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (N. Boston Avenue) than permitted by Ordinance.

NE/ cor. of N. Broadway & N. Boston Ave., a/k/a 1094 N. Broadway, North Massapequa, NY
SEC. 48 BLK. 54 LOT 65 ZONE R1-7

HEARING NO. 5

APPEAL NO. 23-517

NORTH MASSAPEQUA

HOWARD DONG: Variance to allow existing 20 ft. by 28.1 ft. detached garage having less front yard setback, exceeding maximum height and building coverage of the principal building than permitted by Ordinance.

NW/ cor. of N. Chestnut St. & N. Bay Ave., a/k/a 217 N. Chestnut Street, North Massapequa, NY
SEC. 52 BLK. 100 LOT 49 ZONE R1-7

HEARING NO. 6

APPEAL NO. 23-549

NORTH MASSAPEQUA

ROBIN SIMEONE: (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 to 2 when 3 parking spaces are required. (C) Variance to allow existing 10.05 ft. by 8.15 ft. shed and 10.4 ft. by 7.8 ft. shed having less side yard setback than permitted by Ordinance. (D) Variance to construct one story addition, allow existing sheds and pool deck exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

N/s/o N. Pine St., 111.38 ft. E/o N. Broadway, a/k/a 197 N. Pine Street, North Massapequa, NY
SEC. 48 BLK. 38 LOT 64 ZONE R1-7

HEARING NO. 7

APPEAL NO. 23-479 - AMENDMENT

FARMINGDALE

SAGAR BARAL: Amend Specific Plans as presented for Appeal No. 99-54 and granted by Decision of the Zoning Board of Appeals, dated February 4, 1999 and for Appeal No. 59-368 and granted by Decision of the Zoning Board of Appeals, dated April 30, 1959 and amended by Decision of the Zoning Board of Appeals, dated February 4, 1999, to construct front portico.

E/s/o Woodward Pkwy., 70 ft. N/o 2nd Ave., a/k/a 96 Woodward Parkway, Farmingdale, NY
SEC. 48 BLK. 253 LOT 72 ZONE R1-7

HEARING NO. 8

APPEAL NO. 23-456

BETHPAGE

ARSHAD GHAFOR: (A) Variance to construct cantilevered second story addition having less average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct cantilevered second story addition and rear one story addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing above-ground oil tank having less side yard setback than permitted by Ordinance.

S/s/o Park Ln., 56.23 ft. W/o N. Oakdale Ave., a/k/a 23 Park Lane, Bethpage, NY
SEC. 46 BLK. 309 LOT 37 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-477****BETHPAGE**

MOEEN QURESHI: (A) Variance to construct new dwelling on partial new and partial existing foundation having less average front yard setback and side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

S/s/o Central Blvd., 450 ft. W/o Leslie St., a/k/a 48 Central Boulevard, Bethpage, NY
SEC. 46 BLK. 484 LOT 43 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-350****HICKSVILLE**

KAMAL KHURANA: (A) Variance to allow existing steps to grade off of second floor deck having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plans as presented for Appeal No. 21-101 and granted by Decision of the Zoning Board of Appeals, dated March 25, 2021 and for Appeal No. 07-85 and granted by Decision of the Zoning Board of Appeals, February 15, 2007.

N/s/o Friendly Rd., E/o Division Ave., a/k/a 19 Friendly Road, Hicksville, NY
SEC. 45 BLK. 295 LOT 4 ZONE R1-7

HEARING NO. 11**APPEAL NO. 23-373****HICKSVILLE**

IBRAHIM MASHRIQI: Variance to construct 54.6 ft. by 72 ft. new dwelling on partial existing and partial new foundation having less side/front Yard (Jerusalem Avenue), side yard setback, roof pitch and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

SE/ cor. of 6th St. & Jerusalem Ave, a/k/a 151 6th Street, Hicksville, NY
SEC. 46 BLK. 272 LOT 103 ZONE R1-7

HEARING NO. 12**APPEAL NO. 23-440****HICKSVILLE**

DAVID FELLOWS: (A) Variance to allow existing 9.6 ft. by 7.6 ft. shed having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Mayfair Ln., 176 ft. S/o Duffy Ave., a/k/a 7 Mayfair Lane, Hicksville, NY
SEC. 11 BLK. 343 LOT 15 ZONE R1-6

HEARING NO. 13**APPEAL NO. 23-467****HICKSVILLE**

JIEWEI CUJ: (A) Variance to allow existing detached garage having less side yard setback, rear yard setback, exceeding maximum height and building coverage of the principal building than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Lee Avenue) than permitted by Ordinance. (C) Variance to allow existing 4 ft. high picket fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NE/ cor. of Rave St. & Lee Ave., a/k/a 30 Rave Street, Hicksville, NY
SEC. 46 BLK. 30 LOT 28 ZONE R1-7

HEARING NO. 14**APPEAL NO. 23-475****HICKSVILLE**

ARTHUR RUKAVISHNIKOV: (A) Variance to allow existing 3.7 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 10.2 ft. by 12.2 ft. shed exceeding maximum height, having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing roof over front porch and 10.2 ft. by 12.2 ft. shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing 12.4 ft. by 18.7 ft. composite deck exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing roof over front porch and 12.4 ft. by 18.7 ft. composite deck having less aggregate side yards than permitted by Ordinance. (F) Amend Specific Plans as presented for Appeal No. 21-178 and granted by Decision of the Zoning Board of Appeals, dated April 22, 2021 and for Appeal No. 90-403 and granted by Decision of the Zoning Board of Appeals, dated December 13, 1990.

S/s/o Seth Ln., 134 ft. W/o Stephen Ln., a/k/a 9 Seth Lane, Hicksville, NY

SEC. 46**BLK. 562****LOT 14****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 23-478****PLAINVIEW**

1099 OLD COUNTRY LLC: (A) Variance to erect 3.8 ft. by 3.8 ft. illuminated canopy sign located on North side of property exceeding maximum number of signs than permitted by Ordinance. (B) Variance to erect 3.8 ft. by 3.8 ft. illuminated canopy sign located on East side of property exceeding maximum number of signs than permitted by Ordinance. (C) Variance to erect 5.3 ft. by 12.1 ft. illuminated ground sign located at the curb cut on Old Country Road having less front yard setback than permitted by Ordinance. (D) Variance to erect 5.3 ft. by 12.1 ft. freestanding sign structure located on North side of lot facing Old Country Road exceeding maximum area than permitted by Ordinance. (E) Variance to erect 5.3 ft. by 12.1 ft. illuminated ground sign located at the curb cut on Plainview Road having less front yard setback than permitted by Ordinance. (F) Variance to erect 5.3 ft. by 12.1 ft. freestanding sign structure located on East side of lot facing Plainview Road exceeding maximum area than permitted by Ordinance.

SW/ cor. Old Country Rd. & Plainview Rd., a/k/a 1099 Old Country Road, Plainview, NY

SEC. 47**BLK. G****LOT 753****ZONE GB**

HEARING NO. 16**APPEAL NO. 23-519****PLAINVIEW**

GARY NEWMAN: Variance to construct 38.58 ft. by 56.33 ft. new dwelling on partial new and partial existing foundation having less average front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Cedar Dr. E., 770.92 ft. W/o Central Park Rd., a/k/a 26 Cedar Drive E., Plainview, NY

SEC. 12**BLK. 77****LOT 132****ZONE R1-7**

HEARING NO. 17**APPEAL NO. 23-521****WOODBURY**

BACCALA REALTY: (A) Variance to install 90 degree parking spaces without two-way traffic access. (B) Variance to install parking lot expansion without landscape buffer and 6 ft. setback to parking spaces. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 58 when 79 parking spaces are required.

W/s/o Crossways Park Dr. W., S/o Media Crossways, a/k/a 220 Crossways Park W., Woodbury, NY

SEC. 15**BLK. 196****LOT 6****ZONE LI**

HEARING NO. 18**APPEAL NO. 23-466****JERICO**

CHURONG LIU: (A) Variance to allow two (2) existing dwellings on single lot. (B) Variance to allow existing second dwelling (two story cottage with partially roofed over deck) exceeding maximum building coverage, having less width of lot at street, width of lot from front property line to required rear yard and rear yard setback than permitted by Ordinance.

N/s/o Old Cedar Swamp Rd., 140.93 ft. E/o Recharge Basin, a/k/a 149 Old Cedar Swamp Rd., Jericho, NY
SEC. 16 **BLK. C** **LOT 399** **ZONE R1-2A**

HEARING NO. 19**APPEAL NO. 23-398****SYOSSET**

EVA & ANTHONY CAMPO: (A) Variance to allow existing pizza oven chimney exceeding maximum height than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 21-240 and granted by Decision of the Zoning Board of Appeals, dated June 3, 2021.

W/s/o Candy Ln., 90 ft. S/o Milton Ln., a/k/a 45 Candy Lane, Syosset, NY
SEC. 15 **BLK. 113** **LOT 14** **ZONE R1-7**

HEARING NO. 20**APPEAL NO. 23-476****SYOSSET**

PAUL YOUN: (A) Variance to allow existing rear dormer exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to install egress window well having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 12-353 and granted by Decision of the Zoning Board of Appeals, dated October 4, 2012.

W/s/o Woodbury Way, 60 ft. N/o East St., a/k/a 29 Woodbury Way, Syosset, NY
SEC. 25 **BLK. 1** **LOT 9** **ZONE R1-7**

HEARING NO. 21**APPEAL NO. 23-518****SYOSSET**

ASHOK K. AGRAWAL: (A) Variance to allow existing one story addition for storage closet at rear exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-223 and granted by Decision of the Zoning Board of Appeals, dated May 19, 2022.

E/s/o Southwood Cir., 245 ft. S/o James St., a/k/a 183 Southwood Circle, Syosset, NY
SEC. 15 **BLK. 99** **LOT 5** **ZONE R1-7**

HEARING NO. 22**APPEAL NO. 23-473 - AMENDMENT****GLENWOOD LANDING**

PEDRO MORENO: Amend Specific Plan as presented for Appeal No. 70-273 and granted by Decision of the Zoning Board of Appeals, dated October 8, 1970, to allow existing deck and construct detached garage.

N/s/o Glenwood Rd., 854.81 ft., E/o Kissam Ln., a/k/a 7 Betty Lane, Glenwood Landing, NY
SEC. 21 **BLK. P** **LOT 502** **ZONE R1-6**

HEARING NO. 23**APPEAL NO. 23-446****GLEN HEAD**

ERNEST & SUSAN VAUTRIN: Variance to allow existing pergola and enclosed porch exceeding maximum building coverage than permitted by Ordinance.

N/s/o Todd Dr., 350.19 ft. E/o Roosevelt St., a/k/a 18 Todd Drive, Glen Head, NY
SEC. 21 **BLK. 226** **LOT 15** **ZONE R1-7**

HEARING NO. 24**APPEAL NO. 23-449****EAST NORWICH**

FRANK & WENDY BIANCO: (A) Variance to allow existing one story addition having less aggregate side yards than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 74-221 and granted by Decision of the Zoning Board of Appeals, dated October 3, 1974 and as presented for Appeal No. 75-80 and granted by Decision of the Zoning Board of Appeals, dated March 6, 1975.

S/s/o Vernon Ave., 267 ft. W/o Jericho Oyster Bay Rd., a/k/a 69 Vernon Avenue, East Norwich, NY
SEC. 16 BLK. 2 LOT 5 ZONE R1-7

HEARING NO. HO 1**APPEAL NO. 23-333****HICKSVILLE**

JAMES WALKER: (A) Variance to construct cantilevered second floor addition having less average front yard setback (Washington Avenue), side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct cantilevered second floor addition, rear second story balcony and front roof over porch exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct cantilevered second floor addition and rear second story balcony exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing hot tub having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 97-515 and granted by Decision of the Zoning Board of Appeals, dated December 4, 1997.

W/s/o Cottage Blvd., 225 ft. S/o Essex Ln., a/k/a 160 Cottage Boulevard, Hicksville, NY
SEC. 46 BLK. 375 LOT 10 ZONE R1-7

HEARING NO. HO 2**APPEAL NO. 23-242****MASSAPEQUA**

BERNADETTE IMPERIALE: (A) Variance to allow existing second story and two story additions having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear wood deck stair having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 15-239 and granted by Decision of the Zoning Board of Appeals, dated August 6, 2015.

E/s/o Franklin Ave., 60.22 ft. N/o Cleveland Ave., a/k/a 620 Franklin Avenue, Massapequa, NY
SEC. 52 BLK. 169 LOT 2791 ZONE R1-7

OCTOBER 9, 2023**BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**