



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 **NOVEMBER 5, 2020, at 7:00 P. M.**, to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 96-213 - AMENDMENT

MASSAPEQUA

JOSEPH DEBITETTO: (A) Amend Decision of Zoning Board of Appeals, dated June 20, 1996 in order to Amend the Declaration of Restrictive Covenants to indicate a change in 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.

SW/ cor. of Bayview Ave. & Adam Rd. W., a/k/a 209 Bayview Avenue, Massapequa, NY
SEC. 65 BLK. 167 LOT 79 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 94-415 - AMENDMENT

MASSAPEQUA

ANTHONY RIPO: Amend Specific Plan as presented for Appeal No. 94-415 and granted by Decision of the Zoning Board of Appeals, dated December 15, 1994, to construct two story rear addition with garage below and one story addition with interior alterations to first and second floor.

SE/ cor. of Forest Ave. & Clark Ave., a/k/a 558 Forest Avenue, Massapequa, NY
SEC. 52 BLK. 260 LOT 2174 ZONE R1-7

HEARING NO. 1

APPEAL NO. 20-389

MASSAPEQUA

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

W/s/o E. Hamilton Ave., 537.43 ft. S/o Carman Pl., a/k/a 6 E. Hamilton Avenue, Massapequa, NY
SEC. 66 BLK. 127 LOT 45 ZONE R1-10

HEARING NO. 2

APPEAL NO. 20-390

MASSAPEQUA

ANDREW O'BRIEN: Variance to allow existing screened gazebo having less front yard setback and exceeding maximum building coverage than permitted by Ordinance.

S/s/o Clark Ave., 100 ft. W/o Forest Ave., a/k/a 28 Clark Avenue, Massapequa, NY
SEC. 52 BLK. 245 LOT 1296 ZONE R1-7

HEARING NO. 3**APPEAL NO. 20-391****MASSAPEQUA**

NICOLE MILONE: (A) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 10 ft. by 10 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing sheds having less rear yard setback than permitted by Ordinance. (D) Variance to construct second floor addition, existing deck and sheds exceeding maximum building coverage than permitted by Ordinance.

W/s/o Forest Ave., 50.32 ft. N/o Pennsylvania Ave., a/k/a 529 Forest Avenue, Massapequa, NY
SEC. 52 BLK. 248 LOT 502 ZONE R1-7

HEARING NO. 4**APPEAL NO. 20-392****MASSAPEQUA**

ROSEMARY MCCARTHY: (A) Variance to construct a 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 spaces are required.

N/s/o Judy Ter., 99.60 ft. W/o Block Blvd., a/k/a 25 Judy Terrace, Massapequa, NY
SEC. 53 BLK. 177 LOT 13 ZONE R1-7

HEARING NO. 5**APPEAL NO. 20-393****MASSAPEQUA**

ROSEMARY MCCARTHY: (A) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (B) Variance to construct two story addition with landing and steps to grade having less average front yard setback than permitted by Ordinance. (C) Variance to construct two story addition with landing and steps to grade and second story addition having less side yard setback than permitted by Ordinance. (D) Variance to construct second story addition and two story addition having less aggregate side yards than permitted by Ordinance. (E) Variance to construct two story addition, second story additions and existing rear deck exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (F) Variance to allow existing rear shed with two (2) entrance ramps having less rear yard setback than permitted by Ordinance.

N/s/o Judy Ter., 99.60 ft. W/o Block Blvd., a/k/a 25 Judy Terrace, Massapequa, NY
SEC. 53 BLK. 177 LOT 13 ZONE R1-7

HEARING NO. 6**APPEAL NO. 20-394****NORTH MASSAPEQUA**

JEANNE NELSON: (A) Variance to allow existing front portico having less front yard setback than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o N. Pine St., 74.37 ft. E/o Sussex Ave., a/k/a 61 N. Pine Street, North Massapequa, NY
SEC. 52 BLK. 471 LOT 2 ZONE R1-7

HEARING NO. 7**APPEAL NO. 20-395****NORTH MASSAPEQUA**

CHICKIE ERDMAN: (A) Variance to install in-ground swimming pool and pool equipment having less front yard setback than permitted by Ordinance. (B) Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

NW/ cor. of Vinton St. & Cheryl Rd., a/k/a 22 Vinton Street, North Massapequa, NY
SEC. 52 BLK. 443 LOT 27 ZONE R1-7

HEARING NO. 8**APPEAL NO. 20-396****FARMINGDALE**

DAVIN GOLDMAN: (A) Variance to construct second story cantilevered modular addition having less side yard setback, aggregate side yards and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second floor addition, front portico and allow existing rear platform with steps to grade exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing detached garage having less side yard setback than permitted by Ordinance.

S/s/o S. Zoranne Dr., 182.21 ft. W/o Carol Pl., a/k/a 82 S. Zoranne Drive, Farmingdale, NY
SEC. 49 BLK. 214 LOT 39 ZONE R1-7

HEARING NO. 9**APPEAL NO. 20-397****BETHPAGE**

JORGE & GLORIA GALLARDO: (A) Variance to construct circular driveway having less front yard setback and side yard setback than permitted by Ordinance. (B) Variance to allow existing 6.5 ft. by 6.2 ft. shed housing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 16 ft. by 10.4 ft. shed exceeding maximum height than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance.

W/s/o Cedar Ave., 80 ft. S/o Locust Ave., a/k/a 55 Cedar Avenue, Bethpage, NY
SEC. 46 BLK. 152 LOT 23 ZONE R1-7

HEARING NO. 10**APPEAL NO. 20-398****HICKSVILLE**

RICHARD ROTHBARD: (A) Variance to allow existing vestibule having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing vestibule, roof over patio and 4 ft. by 4 ft. kitchen square off exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Acre Ln., 80 ft. E/o Abode Ln., a/k/a 330 Acre Lane, Hicksville, NY
SEC. 45 BLK. 382 LOT 3 ZONE R1-7

HEARING NO. 11**APPEAL NO. 20-399****OLD BETHPAGE**

FRANK WEIL: Variance to allow existing rear deck exceeding maximum building coverage than permitted by Ordinance.

S/s/o Mahan Rd., 266.15 ft. W/o Dahill Rd., a/k/a 10 Mahan Road, Old Bethpage, NY
SEC. 47 BLK. 48 LOT 9 ZONE R1-10

HEARING NO. 12**APPEAL NO. 20-400****OLD BETHPAGE**

ANTONINO CORSO: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (South Park Drive) than permitted by Ordinance.

SE/ cor. of Jo Ann Dr. & South Park Dr., a/k/a 18 Jo Ann Drive, Old Bethpage, NY
SEC. 47 BLK. 75 LOT 6 ZONE R1-10

HEARING NO. 13

APPEAL NO. 20-401

PLAINVIEW

CRUZ RICARDO JUAN: (A) Variance to construct second story addition and widened platform with steps to grade having less front yard setback and average side/front yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height within 30 ft. intersection and maximum height across front yard (Benmor Court) than permitted by Ordinance.

SE/ cor. of Plainview Rd & Benmor Ct., a/k/a 568 Plainview Road, Plainview, NY

SEC. 47

BLK. 23

LOT 44

ZONE R1-7

HEARING NO. 14

APPEAL NO. 20-402

WOODBURY

ROBIN SPIELMAN: Variance to allow existing rear wood deck having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Windemere Crest, N/o Jericho Tpke., a/k/a 7 Windemere Crest, Woodbury, NY

SEC. 14

BLK. 37

LOT 7

ZONE R1-1A

HEARING NO. 15

APPEAL NO. 20-403

SYOSSET

LEON KOGAN: (A) Variance to construct front porch and two story additions having less front yard setback than permitted by Ordinance. (B) Variance to construct escape well and allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (C) Variance to allow existing air conditioning unit exceeding maximum side yard encroachment than permitted by Ordinance. (D) Variance to construct two story additions, front porch and detached garage exceeding maximum building coverage and gross floor area than permitted by Ordinance. (E) Variance to construct garage exceeding maximum height than permitted by Ordinance. (F) Variance to construct detached garage and allow existing shed exceeding maximum rear lot coverage than permitted by Ordinance.

S/s/o School House Ln., 229.1 ft. E/o Split Rock Rd., a/k/a 59 School House Lane, Syosset, NY

SEC. 25

BLK. 8

LOT 38

ZONE R1-7

HEARING NO. 16

APPEAL NO. 20-404

SYOSSET

VIVEK TAYAL: (A) Variance to construct front one story garage addition and front roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct rear one story addition with roof over porch, side two story addition and front one story garage addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct enclosed porch, second story addition, front roof over porch, front one story garage addition, side two story addition, rear one story addition with roof over porch, rear roof over porch and existing two (2) sheds exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct enclosed porch, second story addition, front one story garage addition, side two story addition, rear one story addition with roof over porch and rear roof over porch exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to construct roof over existing two story dwelling and second story addition having less roof pitch than permitted by Ordinance. (F) Variance to allow existing two (2) sheds having less side yard setback and front yard setback than permitted by Ordinance.

S/s/o Doone Dr., 118.80 ft. E/o Ashford Dr., a/k/a 4 Doone Drive, Syosset, NY

SEC. 12

BLK. 603

LOT 4

ZONE R1-10

HEARING NO. 17

APPEAL NO. 20-405

GLENWOOD LANDING

SUZANNE SANCHEZ: (A) Variance to construct second story addition having less roof pitch 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 for parking in required front yard.

S/s/o Kissam Ln., 190 ft. W/o Woodmere Ave., a/k/a 111 Kissam Lane, Glenwood Landing, NY
SEC. 21 BLK. P LOT 464 ZONE R1-6

HEARING NO. 18

APPEAL NO. 20-406

GLEN HEAD

DANIEL BERRY: Variance to construct 11 ft. by 6 ft. front entry addition and roofed-over front porch with steps to grade having less average front yard setback than permitted by Ordinance.

N/s/o Rose St., 74.01 ft. W/o Oaklawn Ave., a/k/a 12 Rose Street, Glen Head, NY
SEC. 20 BLK. 5401 LOT 17 ZONE R1-7

HEARING NO. 19

APPEAL NO. 20-407

LOCUST VALLEY

SUZANNE RANT: Variance to allow existing hot tub abutting deck abutting dwelling having less rear yard setback than permitted by Ordinance.

S/s/o Hernan Ave., 669.74 ft. E/o Bayville Rd., a/k/a 52 Hernan Avenue, Locust Valley, NY
SEC. 29 BLK. 63 LOT 379 ZONE R1-7

OCTOBER 26, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK