



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 **NOVEMBER 7, 2024**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 24-340

MASSAPEQUA

SUZANNE MITCHELL: (A) Variance to allow existing shed with pool equipment inside having less side yard setback than permitted by Ordinance. (B) Variance to allow existing second story deck on top of garage roof having less side yard setback than permitted by Ordinance. (C) Variance to allow existing roof over garage and second floor having less front yard setback than permitted by Ordinance.

N/s/o Iroquois St. E., 148.11 ft. W/o E. Shore Dr., a/k/a 49 Iroquois St. E., Massapequa, NY
SEC. 66 BLK. 38 LOT 21 ZONE R1-10

HEARING NO. 2

APPEAL NO. 24-345

MASSAPEQUA

JOSE ONORO: (A) Variance to allow existing 8.4 ft. by 12.15 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing driveway 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.

E/s/o Pepper Cir. E., 224.53 ft. S/o Pepper Cir. N., a/k/a 7 Pepper Circle E., Massapequa, NY
SEC. 53 BLK. 219 LOT 22 ZONE R1-7

HEARING NO. 3

APPEAL NO. 24-349

MASSAPEQUA

MASSAPEQUA CENTER OWNERS LLC: Variance to allow existing 10 ft. by 13.42 ft. illuminated freestanding sign located at corner of Merrick Road and Hicksville Road exceeding maximum area than permitted by Ordinance.

SE/ cor. of Hicksville Rd. & School St., a/k/a 37 Hicksville Road, Massapequa, NY
SEC. 57 BLK. 236 LOT 20 ZONE GB

HEARING NO. 4**APPEAL NO. 24-350****MASSAPEQUA**

TARA LERCH: (A) Variance to allow existing cellar entrance having less average front yard setback (Beverly Road) than permitted by Ordinance. (B) Variance to allow existing 8.1 ft. by 10.1 ft. shed having less front yard setback (Beverly Road) than permitted by Ordinance. (C) Variance to allow existing front portico and platform with steps to grade having less average side/front yard setback (Brewster Road W.) than permitted by Ordinance. (D) Variance to allow existing rear masonry pool deck with masonry pool surrounding having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Beverly Road) and having less setback from pool than permitted by Ordinance.

NE/ cor. Brewster Rd. W. & Beverly Rd., a/k/a 27 Brewster Road W., Massapequa, NY
SEC. 65 BLK. 167 LOT 97 ZONE R1-7

HEARING NO. 5**APPEAL NO. 24-352****MASSAPEQUA**

MARIO GIURIA: (A) Variance to allow existing rear roof over open porch having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear roof over open porch and enclosed breezeway exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Massapequa Ave., N/o St. Marks Pl., a/k/a 94 Massapequa Avenue, Massapequa, NY
SEC. 65 BLK. 21 LOT 100 ZONE R1-7

HEARING NO. 6**APPEAL NO. 24-362****MASSAPEQUA**

STEPHEN GARRY: (A) Variance to allow existing one-story addition having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing one-story addition and roof-over porch exceeding maximum building coverage than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 95-402 and granted by Decision of the Zoning Board of Appeals, dated November 16, 1995.

SE/ cor. of Lagoon Blvd. & Cedar Shore Dr., a/k/a 126 Lagoon Boulevard, Massapequa, NY
SEC. 65 BLK. 158 LOT 1 ZONE R1-10/OHG

HEARING NO. 7**APPEAL NO. 24-366****MASSAPEQUA**

MARY ZAREK: (A) Variance to allow existing rear one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 8 ft. by 12 ft. shed and 7 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 8 ft. by 12 ft. shed having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing rear one story addition and rear roof over deck exceeding maximum building coverage than permitted by Ordinance.

N/s/o Barbara Cir., 135.75 ft. W/o Pepper Cir. E., a/k/a 6 Barbara Circle, Massapequa, NY
SEC. 53 BLK. 217 LOT 17 ZONE R1-10

HEARING NO. 8**APPEAL NO. 24-421****MASSAPEQUA**

DAVID JASKOLSKI: (A) Variance to allow existing one-story addition, covered patio with balcony above, outside shower and concrete patio having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing one-story addition, outside shower and covered patio with balcony above exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Jomarr Ct., 220 ft. S/o Jomarr Pl., a/k/a 14 Jomarr Court, Massapequa, NY

SEC. 65**BLK. 201****LOT 22****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 24-455****MASSAPEQUA**

CHRISTOPHER & NICOLE ROGERS: Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Cedar Drive) than permitted by Ordinance.

NE/ cor. of Cedar Dr. & Highland St. E., a/k/a 160 Cedar Drive, Massapequa, NY

SEC. 66**BLK. 37****LOT 42****ZONE R1-10**

HEARING NO. 10**APPEAL NO. 24-342****FARMINGDALE**

STUART FURBUSH: (A) Variance to allow existing front wood deck with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing rear wood deck having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing second story addition having less roof pitch than permitted by Ordinance. (D) Variance to allow existing rear roof over patio attached to detached garage having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

S/s/o Plitt Ave., 169.60 ft. W/o Powell St., a/k/a 28 Plitt Avenue, Farmingdale, NY

SEC. 48**BLK. 510****LOT 10****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 24-373****FARMINGDALE**

DEBORAH RUBIN: (A) Variance to allow two (2) existing sheds having less side yard setback than permitted by Ordinance. (B) Variance to allow existing roof over patio having less side yard setback than permitted by Ordinance. (C) Variance to allow two (2) existing 12.5 sq. ft. closet additions having less aggregate side yards than permitted by Ordinance. (D) Variance to allow existing roof over patio, two (2) 12.5 sq. ft. closet additions and two (2) sheds exceeding maximum building coverage than permitted by Ordinance.

N/s/o Third Ave., 460 ft. E/o Woodward Pkwy., a/k/a 3 Third Avenue, Farmingdale, NY

SEC. 48**BLK. 254****LOT 62****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 24-336****HICKSVILLE**

GURUDWARA SHAHEEDAN, INC.: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 134 spaces are required. (B) Variance to allow an existing place of worship having less lot size than permitted by Ordinance.

N/s/o W. Nicholai St., 116.82 ft. W/o Broadway, a/k/a 18 W. Nicholai Street, Hicksville, NY

SEC. 11**BLK. 308****LOT 27****ZONE HD-II**

HEARING NO. 13**APPEAL NO. 24-341****HICKSVILLE**

MARIE TRENKA: (A) Variance to allow existing one story addition, pergola and storage shed exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing oil tank having less side yard setback than permitted by Ordinance.

S/s/o Blueberry Ln., 441.99 ft. N/o Basket Ln., a/k/a 184 Blueberry Lane, Hicksville, NY
SEC. 45 BLK. 375 LOT 14 ZONE R1-7

HEARING NO. 14**APPEAL NO. 24-361****HICKSVILLE**

HALIMUR & FARZANA KHAN: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

E/s/o Peachtree Ln., S/o Elmtree Ln., a/k/a 41 Peachtree Lane, Hicksville, NY
SEC. 12 BLK. 361 LOT 5 ZONE R1-7

HEARING NO. 15**APPEAL NO. 24-367****HICKSVILLE**

SOPHIE MALLARI: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Walnut Ln., 800 ft. E/o Cinder Ln., a/k/a 11 Walnut Lane, Hicksville, NY
SEC. 45 BLK. 300 LOT 40 ZONE R1-7

HEARING NO. 16**APPEAL NO. 24-372****HICKSVILLE**

KAJAMUGAN VADIVEL: (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard and within 30 ft. of intersection than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less average side/front yard setback than permitted by Ordinance. (C) Variance to allow existing one story addition having less average side/front yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

SE/ cor. of Clarissa Dr. & Genesee St., a/k/a 27 Clarissa Drive, Hicksville, NY
SEC. 45 BLK. 45 LOT 48 ZONE R1-7

HEARING NO. 17**APPEAL NO. 24-339****PLAINVIEW**

JESSICA KALRA: (A) Variance to allow existing steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing front portico exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Felicia Ct., 163.26 ft. W/o Plainview Rd., a/k/a 50 Felicia Court, Plainview, NY
SEC. 47 BLK. 63 LOT 41 ZONE R1-7

HEARING NO. 18**APPEAL NO. 24-343****PLAINVIEW**

JANICE SCHAIN: (A) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Netto Lane) than permitted by Ordinance. (B) Variance to allow existing 3 ft. high to 5.33 ft. high retaining wall exceeding maximum height across side/front yard (Netto Lane) 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.

SE/ cor. of Beaumont Dr. & Netto Ln., a/k/a 44 Beaumont Drive, Plainview, NY

SEC. 13**BLK. 48****LOT 15****ZONE R1-7**

HEARING NO. 19**APPEAL NO. 24-364****PLAINVIEW**

HARRISON GARFINKLE: Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Whitlock Street) than permitted by Ordinance.

NE/ cor. of Linda Ln. & Whitlock St., a/k/a 15 Linda Lane, Plainview, NY

SEC. 13**BLK. 48****LOT 33****ZONE R1-7**

HEARING NO. 20**APPEAL NO. 24-435****PLAINVIEW**

DAWN MEISTER: (A) Variance to construct new two story dwelling having less roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Rosewood Pl., 65 ft. N/o Parkway Dr., a/k/a 10 Rosewood Place, Plainview, NY

SEC. 47**BLK. 80****LOT 5****ZONE R1-7**

HEARING NO. 21**APPEAL NO. 24-347****WOODBURY**

RG CROSSWAYS OWNER LLC: Variance to install landscape buffer along street having less frontage than permitted by Ordinance.

SW /cor. of Media Crossways & Seaford Oyster Bay Expy., a/k/a 1 Media Crossways, Woodbury, NY

SEC. 15**BLK. 196****LOT 17****ZONE LI**

HEARING NO. 22**APPEAL NO. 24-357****WOODBURY**

BARRY MARVIN: (A) Variance to allow existing raised brick paver patio having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing sports court having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to install air conditioning units exceeding maximum encroachment into side/front yard (Anchorage Drive) than permitted by Ordinance. (D) Variance to construct garage and allow existing raised brick paver patio exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow parking within the side/front yard.

SW/ cor. of Barrow Ct. & Anchorage Dr., a/k/a 342 Barrow Court, Woodbury, NY

SEC. 13**BLK. 113****LOT 27****ZONE R1-1A**

HEARING NO. 23

APPEAL NO. 24-354

JERICHO

SHAO PING BAO: (A) Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 5.4 ft. high vinyl fence exceeding maximum height across side/front yard (Bounty Lane) than permitted by Ordinance.

NW/ cor. of Briar Ln. & Bounty Ln., a/k/a 7 Briar Lane, Jericho, NY

SEC. 12

BLK. 511

LOT 5

ZONE R1-10

HEARING NO. 24

APPEAL NO. 24-337

SYOSSET

ERIKA SHANIK: (A) Variance to allow existing pergola and outdoor kitchen having less side/front yard setback (Wendy Road) than permitted by Ordinance. (B) Variance to allow existing raised patio and firepit having less side yard setback than permitted by Ordinance. (C) Variance to allow existing pergola and raised patio having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing outdoor kitchen having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing pergola exceeding maximum gross floor area than permitted by Ordinance.

NW/ cor. of Joyce Ct. & Wendy Rd., a/k/a 1 Joyce Court, Syosset, NY

SEC. 15

BLK. 142

LOT 31

ZONE R1-10

HEARING NO. 25

APPEAL NO. 24-467

SYOSSET

SUSAN PIANGOZZA: (A) Variance to construct garage addition having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct garage addition and second floor bathroom addition exceeding maximum gross floor area than permitted by Ordinance.

SE/ cor. of Evon Dr. & Doone Dr., a/k/a 10 Evon Drive, Syosset, NY

SEC. 12

BLK. 604

LOT 6

ZONE R1-7

HEARING NO. HO 1

APPEAL NO. 24-224

HICKSVILLE

QUDRATULLAH MASHRIQI: (A) Variance to construct 90.5 ft. by 32.1 ft. new dwelling on partial existing and partial new foundation exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct circular driveway having less front yard setback (Boulevard Drive) than permitted by Ordinance.

NE/ cor. of Boulevard Dr. & Sunnyfield Rd., a/k/a 14 Boulevard Drive, Hicksville, NY

SEC. 45

BLK. 509

LOT 9

ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 24-219

HICKSVILLE

CHARLES TRACY: Variance to allow existing 12.6 ft. by 16.3 ft. shed exceeding maximum height and having less rear yard setback than permitted by Ordinance.

S/s/o Belmont Rd., 61.97 ft. W/o Albert Rd, a/k/a 3 Belmont Road, Hicksville, NY

SEC. 46

BLK. 536

LOT 36

ZONE R1-7

OCTOBER 29, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK