



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 **NOVEMBER 16, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-512

MASSAPEQUA

KRISTIN MEKETANSKY: (A) Variance to allow existing outdoor kitchen with gas barbeque having less side yard setback, aggregate side yards and rear yard setback than permitted by Ordinance. (B) Variance to allow existing 9.6 ft. by 7.7 ft. shed having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 11-228 and granted by Decision of the Zoning Board of Appeals, dated April 4, 2013.

N/s/o Toronto Ave., 86.80 ft. W/o Parkside Blvd., a/k/a 271 Toronto Avenue, Massapequa, NY
SEC. 48 BLK. 94 LOT 35 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-522

MASSAPEQUA

MARC HOLSBERG: (A) Variance to allow existing front platform with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance allow existing driveway having less side yard setback than permitted than Ordinance.

W/s/o Pembroke Dr., N/o Amherst Dr., a/k/a 6 Pembroke Drive, Massapequa, NY
SEC. 52 BLK. 436 LOT 8 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-531

MASSAPEQUA

ROBERT ERICSON: (A) Variance to allow existing 14 ft. by 12 ft. pavilion exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 21-427 and granted by Decision of the Zoning Board of Appeals, dated October 7, 2021 and amended by Decision of the Zoning Board of Appeals, dated October 20, 2022 and for Appeal No. 17-324 and granted by Decision of the Zoning Board of Appeals, dated September 7, 2017.

N/s/o Berkeley Pl., 140 ft. W/o Seaford Ave., a/k/a 1 Berkeley Place, Massapequa, NY
SEC. 65 BLK. 4 LOT 94 ZONE R1-7

HEARING NO. 4

APPEAL NO. 23-462

NORTH MASSAPEQUA

MICHELLE SACCO: (A) Variance to construct portico exceeding maximum building coverage than permitted by Ordinance. (B) Variance allow existing shed having less side yard setback than permitted than Ordinance.

SE/ cor. of N. Rutherford Ave. & N. Bay Ave., a/k/a 246 N. Rutherford Avenue, North Massapequa, NY
SEC. 52 BLK. 55 LOT 2200 ZONE R1-7

HEARING NO. 5

APPEAL NO. 23-550

NORTH MASSAPEQUA

194 N. CHESTNUT ST. LLC: Variance to allow existing three-family dwelling in R1-7 residence district.

S/s/o N. Chestnut St., 127.8 ft. E/o N. Broadway, a/k/a 194 N. Chestnut Street, North Massapequa, NY
SEC. 48 BLK. 33 LOT 76 ZONE R1-7

HEARING NO. 6

APPEAL NO. 23-554

NORTH MASSAPEQUA

VINCENT RAYANO: (A) Variance to construct two story addition with two car garage exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct driveway having less front yard setback than permitted than Ordinance. (C) Variance to allow existing 4 ft. high vinyl fence exceeding maximum height within 30 ft. of intersection than permitted than Ordinance.

SE/ cor. of N. Chestnut St. & N. Broadway, a/k/a 196 N. Chestnut Street, North Massapequa, NY
SEC. 48 BLK. 33 LOT 74 ZONE R1-7

HEARING NO. 7

APPEAL NO. 23-527

FARMINGDALE

ALICIA LOMBARDI: Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

NW/ cor. of Lincoln St. & Melody Dr., a/k/a 17 Lincoln Street, Farmingdale, NY
SEC. 48 BLK. 574 LOT 27 ZONE R1-7

HEARING NO. 8

APPEAL NO. 88-312 - AMENDMENT

BETHPAGE

YING ZHOU: Amend Specific Plan as presented for Appeal No. 88-312 and granted by Decision of the Zoning Board of Appeals, dated July 13, 1988, to change owners of two-family dwelling.

NE/ cor. of Broadway & Ellen St., a/k/a 430 Broadway, Bethpage, NY
SEC. 46 BLK. 551 LOT 267 ZONE R1-7

HEARING NO. 9

APPEAL NO. 23-591

BETHPAGE

NICHOLAS & GINA RUFRANO: (A) Variance to construct 12 ft. by 8 ft. shed exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct second story addition exceeding maximum gross floor area than permitted than Ordinance.

NE/ cor. of Caffrey Ave. & Laurie Blvd., a/k/a 34 Caffrey Avenue, Bethpage, NY
SEC. 46 BLK. 587 LOT 39 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-495****HICKSVILLE**

BOLLA EM REALTY, LLC: (A) Variance to install 4.8 ft. by 3.8 ft. non-illuminated wall sign located on West side of building exceeding maximum number of wall signs than permitted by Ordinance. (B) Variance install 4.8 ft. by 3.8 ft. non-illuminated wall sign on West side of building exceeding maximum number of wall signs than permitted than Ordinance. (C) Variance to erect 25 ft. by 8.2 ft. freestanding sign structure located on West side of lot facing North Broadway having less front yard setback, exceeding maximum height and sign area than permitted by Ordinance. (D) Variance to erect 25 ft. by 8.2 ft. freestanding sign structure located on East side of lot facing Bethpage Road having less front yard setback, exceeding maximum height and sign area than permitted by Ordinance.

E/s/o N. Broadway, S/o intersection of N. Broadway & Bethpage Rd., a/k/a 285 N. Broadway, Hicksville NY
SEC. 12 BLK. B LOT 180 ZONE GB

HEARING NO. 11**APPEAL NO. 23-526****HICKSVILLE**

DIVANSHU MALHOTRA: (A) Variance to allow existing shed having less front yard setback and side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 18-244 and granted by Decision of the Zoning Board of Appeals, dated June 7, 2018.

NE/ cor. of Chance St. & W. Old Country Rd., a/k/a 2 Chance Street, Hicksville, NY

SEC. 11 BLK. 422 LOT 28 ZONE R1-6

HEARING NO. 12**APPEAL NO. 23-528****HICKSVILLE**

SHAO HUA LIN: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing accessory unit for a PARENT/CHILD residence exceeding number of bedrooms than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required.

N/s/o Straw Ln., 396.19 ft. E/o Hemp Ln., a/k/a 19 Straw Lane, Hicksville, NY

SEC. 45 BLK. 321 LOT 25 ZONE R1-7

HEARING NO. 13**APPEAL NO. 23-532****HICKSVILLE**

JAZMIN & JONATHAN PEREZ: (A) Variance to construct second story cantilevered addition and front covered porch with steps to grade having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance install air conditioning unit having less side yard setback than permitted than Ordinance. (C) Variance allow exiting air conditioning unit having less side yard setback than permitted than Ordinance.

E/s/o Winding Rd., 121.35 ft. S/o Derby Rd., a/k/a 65 Winding Road, Hicksville, NY

SEC. 45 BLK. 483 LOT 23 ZONE R1-7

HEARING NO. 14**APPEAL NO. 23-564****HICKSVILLE**

AMANDEEP SINGH: (A) Variance to construct second story addition, two story addition and portico having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted than Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story addition and two story addition exceeding maximum gross floor area than permitted than Ordinance.

E/s/o N. Fordham Rd., S/o Woodbine Dr. N., a/k/a 55 N. Fordham Road, Hicksville, NY

SEC. 46 BLK. 561 LOT 22 ZONE R1-7

HEARING NO. 15**APPEAL NO. 23-511****PLAINVIEW**

SHUJIN LIN: Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Pal Street), front yard (Sunnyside Boulevard) and within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of Sunnyside Blvd. & Pal St., a/k/a 47 Sunnyside Boulevard, Plainview, NY
SEC. 13 BLK. 5 LOT 37 ZONE R1-7

HEARING NO. 16**APPEAL NO. 23-524****PLAINVIEW**

VADIM PALEY: Variance to allow existing 10.3 ft. by 13.8 ft. shed having less rear yard setback than permitted by Ordinance.

W/s/o Arthur Ct., 184.48 ft. S/o Southern Pkwy., a/k/a 7 Arthur Court, Plainview, NY
SEC. 12 BLK. 597 LOT 15 ZONE R1-7

HEARING NO. 17**APPEAL NO. 23-546****WOODBURY**

CHARLES SEMINARIO: Variance to allow existing dwelling exceeding maximum height than permitted by Ordinance.

NE/ cor. of Hillside Ave. & 3rd St., a/k/a 28 Hillside Avenue, Woodbury, NY
SEC. 14 BLK. 24 LOT 36 ZONE R1-10

HEARING NO. 18**APPEAL NO. 23-533****SYOSSET**

180 MICHAEL DRIVE LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 180 when 313 parking spaces are required. (Martial Arts)

E/s/o Michael Dr., 1211.05 ft. S/o Jericho Tpke., a/k/a 180 Michael Drive, Syosset, NY
SEC. 15 BLK. 157 LOT 44 ZONE LI

HEARING NO. 19**APPEAL NO. 23-534****SYOSSET**

180 MICHAEL DRIVE LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 180 when 313 parking spaces are required. (Escape Ventures – Puzzle Break)

E/s/o Michael Dr., 1211.05 ft. S/o Jericho Tpke., a/k/a 180 Michael Drive, Syosset, NY
SEC. 15 BLK. 157 LOT 44 ZONE LI

HEARING NO. 20**APPEAL NO. 23-535****SYOSSET**

170 MICHAEL DRIVE LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 135 when 289 parking spaces are required. (Cultural Arts Playhouse – Drama Academy)

E/s/o Michael Dr., 987.58 ft. S/o Jericho Tpke., a/k/a 170 Michael Drive, Syosset, NY
SEC. 15 BLK. 157 LOT 45 ZONE LI

HEARING NO. 21

APPEAL NO. 23-536

SYOSSET

180 MICHAEL DRIVE LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 180 when 313 parking spaces are required. (Golf Fitness Center)

E/s/o Michael Dr., 1,211.05 ft. S/o Jericho Tpke., a/k/a 180 Michael Drive, Syosset, NY
SEC. 15 BLK. 157 LOT 44 ZONE LI

HEARING NO. 22

APPEAL NO. 23-537

SYOSSET

180 MICHAEL DRIVE LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 180 when 313 parking spaces are required. (Crossfit Syosset)

E/s/o Michael Dr., 1,211.05 ft. S/o Jericho Tpke., a/k/a 180 Michael Drive, Syosset, NY
SEC. 15 BLK. 157 LOT 44 ZONE LI

HEARING NO. 23

APPEAL NO. 23-538

SYOSSET

170 MICHAEL DRIVE LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 125 when 289 parking spaces are required. (Title Boxing)

E/s/o Michael Dr., 987.58 ft. S/o Jericho Tpke., a/k/a 170 Michael Drive, Syosset, NY
SEC. 15 BLK. 157 LOT 45 ZONE LI

HEARING NO. 24

APPEAL NO. 23-539

GLEN HEAD

JOHN PORCARO: Variance to allow existing natural gas generator having less side yard setback (East) than permitted by Ordinance.

N/s/o Meadow Ln., 842.17 ft. E/o Central Dr., a/k/a 18 Meadow Lane, Glen Head, NY
SEC. 21 BLK. 206 LOT 401 ZONE R1-20

HEARING NO. 25

APPEAL NO. 23-540

OYSTER BAY

KATHERINE CALLAGHAN: **(A)** Variance to install swimming pool having less front yard setback (Locust Avenue) and side/front yard setback (McCouns Lane) than permitted by Ordinance. **(B)** Variance allow existing shed having less front yard setback (Locust Avenue) than permitted than Ordinance. **(C)** Variance to allow existing 6 ft. high wood fence exceeding maximum height across front yard (Locust Avenue) than permitted by Ordinance. **(D)** Variance to erect 5 ft. high fence exceeding maximum height across side/front yard (McCouns Lane) than permitted by Ordinance. **(E)** Variance to allow existing 6 ft. high PVC fence and 5 ft. high fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of McCouns Ln. & Locust Ave., a/k/a 200 McCouns Lane, Oyster Bay, NY
SEC. 27 BLK. J LOT 4 ZONE R1-10

HEARING NO. HO 1

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. HO 2

APPEAL NO. 23-494

HICKSVILLE

BOLLA EM REALTY, LLC: (A) Variance to construct gas station with convenience store having less landscape buffer on North Broadway and Bethpage Road than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 13 when 18 parking spaces are required.

E/s/o N. Broadway, S/o intersection of N. Broadway & Bethpage Rd., a/k/a 285 N. Broadway, Hicksville NY
SEC. 12 BLK. B LOT 180 ZONE GB

HEARING NO. HO 3

APPEAL NO. 23-406

HICKSVILLE

JACQUELYN TOWNES: (A) Variance to construct portico and allow existing one story attached garage having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second floor dormer having less roof pitch than permitted by Ordinance.

N/s/o Lantern Rd., 691.27 ft. W/o Fork Ln., a/k/a 102 Lantern Road, Hicksville, NY
SEC. 45 BLK. 287 LOT 12 ZONE R1-7

HEARING NO. HO 4

APPEAL NO. 11-10 - AMENDMENT

BETHPAGE

SCOTT SCHWARTZ: (A) Amend Decision of Zoning Board of Appeals, dated January 13, 2011 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.

N/s/o Laurel Pl., 525.44 ft. W/o Willow St., a/k/a 32 Laurel Place, Bethpage, NY
SEC. 46 BLK. 245 LOT 530 ZONE R1-7

NOVEMBER 6, 2023

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK