



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 19, 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. 19-48 - AMENDMENT

MASSAPEQUA

MICHAEL CALLAGHAN: Amend Specific Plan as presented for Appeal No. 19-48 and granted by Decision of the Zoning Board of Appeals, dated February 7, 2019, for the submittal of amended plans.

E/s/o Ocean Ave., 257.40 ft. N/o Lafayette Pl., a/k/a 95 Ocean Avenue, Massapequa, NY
SEC. 65 BLK. 185 LOT 50 ZONE R1-10

HEARING NO. 1

APPEAL NO. 20-408

MASSAPEQUA

ROBERT ENGELHARDT: Variance to construct second floor addition having less side yard setback than permitted by Ordinance; also encroachment of eave and gutter.

W/s/o W. Shore Dr., 100.97 ft. N/o W. Orlando St., a/k/a 153 W. Shore Drive, Massapequa, NY
SEC. 66 BLK. 92 LOT 39 ZONE R1-10

HEARING NO. 2

APPEAL NO. 20-409

MASSAPEQUA

JODIE GIL: (A) Variance to construct one story addition having less rear yard setback, aggregate side yards and exceeding maximum building coverage 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 Euclid Ave., 154.40 ft. E/o Forest Ave., a/k/a 58 Euclid Avenue, Massapequa, NY
SEC. 52 BLK. 256 LOT 1 ZONE R1-7

HEARING NO. 3

APPEAL NO. 20-410

MASSAPEQUA

JUDITH DIFLORIO: Variance to construct new dwelling on vacant lot exceeding maximum building coverage and having less rear yard setback than permitted by Ordinance.

N/s/o Exeter Rd., 220 ft. W/o Cedar Shore Dr., a/k/a Exeter Road, Massapequa, NY
SEC. 65 BLK. 153 LOT 45 ZONE R1-10/OHG

HEARING NO. 4**APPEAL NO. 20-411****MASSAPEQUA**

CEDAR CARMANS LLC: Variance to erect 21.67 ft. by 4.50 ft. illuminated wall sign exceeding maximum number of wall signs than permitted by Ordinance.

NE/ cor. of Carmans Rd. & Bernard St., a/k/a 941 Carmans Road, Massapequa, NY
SEC. 53 **BLK. 160** **LOT 40** **ZONE NB**

HEARING NO. 5**APPEAL NO. 20-412****MASSAPEQUA**

ROBERT AGATE: (A) Variance to allow existing shed having less side yard setback and front yard setback than permitted by Ordinance. (B) Variance to allow existing one story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter. (C) Variance to construct second story addition, rear deck and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing air conditioning unit exceeding maximum distance from dwelling than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Dory Ln., 223.32 ft. E/o Anchor Dr., a/k/a 15 Dory Lane, Massapequa, NY
SEC. 65 **BLK. 248** **LOT 4** **ZONE R1-10**

HEARING NO. 6**APPEAL NO. 20-413****NORTH MASSAPEQUA**

DANIEL ROBINSON: (A) Variance to construct second floor addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct front atrium and second floor addition exceeding maximum building coverage than permitted by Ordinance.

S/s/o N. Pine St., 225 ft. W/o N. Bay Ave., a/k/a 228 N. Pine Street, North Massapequa, NY
SEC. 52 **BLK. 94** **LOT 42** **ZONE R1-7**

HEARING NO. 7**APPEAL NO. 20-414****FARMINGDALE**

KATHLEEN MULLIGAN: (A) Variance to allow existing front addition with platform and steps to grade having less front yard setback 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 construct garage roof with air conditioning unit on top having less side yard setback and aggregate side yards than permitted by Ordinance. (D) Variance to allow existing front addition, deck and shed exceeding maximum building coverage than permitted by Ordinance.

N/s/o Sullivan Ave., 55.70 ft. W/o Main St., a/k/a 1 Sullivan Avenue, Farmingdale, NY
SEC. 48 **BLK. 231** **LOT 136** **ZONE R1-7**

HEARING NO. 8**APPEAL NO. 20-415****HICKSVILLE**

99-103 BWY, LLC: (A) Variance to allow existing bilco doors having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (C) Variance to allow existing metal awning having less front yard setback than permitted by Ordinance.

E/s/o Broadway, 45.7 ft. S/o E. Marie St., a/k/a 99 Broadway, Hicksville, NY
SEC. 12 **BLK. 266** **LOT 12** **ZONE CB**

HEARING NO. 9**APPEAL NO. 20-416****HICKSVILLE**

HARJEET SINGH: (A) Variance to construct second floor bathroom dormer having less average front yard setback (Byron Place) than permitted by Ordinance. (B) Variance to allow existing front roof over having less average front yard setback (Byron Place) than permitted by Ordinance. (C) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high fence exceeding maximum height across front yard (Byron Place) than permitted by Ordinance.

NW/ cor. of Milton St. & Byron Pl., a/k/a 10 Milton Street, Hicksville, NY

SEC. 11**BLK. D****LOT 530****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 20-417****HICKSVILLE**

REYNA ALVAREZ: (A) Variance to allow existing 8 ft. by 18.53 ft. addition having less average front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing oil tank having less rear yard setback than permitted by Ordinance.

S/s/o Tobias St., 64 ft. E/o Jerusalem Ave., a/k/a 2 Tobias Street, Hicksville, NY

SEC. 46**BLK. 531****LOT 25****ZONE R1-6**

HEARING NO. 11**APPEAL NO. 20-418****WOODBURY**

BRIAN KORN: (A) Variance to allow existing shed having less rear yard setback and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

N/s/o Fox Meadow Ct., 241.51 ft. E/o Cypress Dr., a/k/a 10 Fox Meadow Court, Woodbury, NY

SEC. 14**BLK. 16****LOT 21****ZONE R1-1A**

HEARING NO. 12**APPEAL NO. 20-419****WOODBURY**

NANCY GOLDSTEIN: (A) Variance to construct roof over patio exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 82-102 and granted by Decision of the Zoning Board of Appeals, dated April 1, 1982.

W/s/o Castle Dr., 93.51 ft. N/o Crossbow Ln., a/k/a 2 Castle Drive, Woodbury, NY

SEC. 14**BLK. 35****LOT 8****ZONE R1-20**

HEARING NO. 13**APPEAL NO. 20-420****JERICHO**

BHUIYAN ZULFIQUAR & SIDDIKA DIL ARA: (A) Variance to construct el-shaped second floor addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to install and allow existing air conditioning units having less side yard setback than permitted by Ordinance. (C) Variance to allow existing pool filter having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to construct second floor addition, two story addition, one story addition and portico exceeding maximum building coverage than permitted by Ordinance.

W/s/o Leahy St., 181.59 ft. S/o Seaman Rd., a/k/a 104 Leahy Street, Jericho, NY

SEC. 11**BLK. 355****LOT 4****ZONE R1-10**

HEARING NO. 14

APPEAL NO. 20-421

SYOSSET

HALINA & MIROSLAW BOROWSKI: Variance to construct new dwelling having less lot size and width of lot than permitted by Ordinance. **PARCEL A**

W/s/o Queens St., 143.40 ft. N/o Whitney Ave., a/k/a Queens Street, Syosset, NY

SEC. 15

BLK. 1

LOT 30

ZONE R1-6

HEARING NO. 15

APPEAL NO. 20-422

SYOSSET

HALINA & MIROSLAW BOROWSKI: Variance to construct new dwelling having less lot size and width of lot than permitted by Ordinance. **PARCEL B**

W/s/o Queens St., 95.60 ft. N/o Whitney Ave., a/k/a Queens Street, Syosset, NY

SEC. 15

BLK. 1

LOT 29

ZONE R1-6

HEARING NO. 16

APPEAL NO. 20-423

SYOSSET

ERIKA SHANIK: **(A)** Variance to install in-ground swimming pool having less rear yard setback than permitted by Ordinance. **(B)** Variance to install pool equipment having less front yard setback 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. 17

APPEAL NO. 20-424

SYOSSET

JASON SALTSBERG: **(A)** Variance to allow existing rear deck exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required. **(C)** Amend Specific Plan as presented for Appeal No. 99-427 and granted by Decision of the Zoning Board of Appeals, dated September 23, 1999.

W/s/o Leonard Rd., 248.10 ft. S/o Lorraine St., a/k/a 21 Leonard Road, Hicksville, NY

SEC. 12

BLK. 424

LOT 5

ZONE R1-7

HEARING NO. 18

APPEAL NO. 20-425

SYOSSET

MATTHEW BERGER: **(A)** Variance to construct rear raised wood deck with landing and steps to grade having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. **(B)** Variance to construct rear raised wood deck with landing and steps to grade, and allow existing shed exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to allow existing small shed having less side yard setback than permitted by Ordinance.

E/s/o Susan Ct., 218.94 ft. E/o Lenore St., a/k/a 11 Susan Court, Syosset, NY

SEC. 15

BLK. 168

LOT 7

ZONE R1-10

HEARING NO. 19

APPEAL NO. 20-426

GLEN HEAD

JSF MANAGEMENT, LLC: **(A)** Variance install drive aisle in R1-7 Zone. **(B)** Variance to install zero degree parking spaces adjacent to two-way traffic circulation.

N/s/o Glen Head Rd., 1,300 ft. W/o Glen Cove Rd., a/k/a 180 Glen Head Road, Glen Head, NY

SEC. 21

BLK. Q

LOT 446

ZONES LI & R1-7

HEARING NO. 20

APPEAL NO. 20-427

LOCUST VALLEY

437 FOREST LLC: Variance to allow existing 3rd apartment within a mixed used building.

S/s/o Forest Ave., 218.90 ft. W/o Nassau Rd., a/k/a 435 Forest Avenue, Locust Valley, NY
SEC. 23 BLK. 22 LOT 801 ZONE R1-10

HEARING NO. HO 1

APPEAL NO. 20-311

MASSAPEQUA

JOAN SCHNEIDER: (A) Variance to allow existing carport converted to garage having less side yard and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 9.9 ft. and 10 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Baltimore Ave., 400 ft. W/o Central Ave., a/k/a 85 Baltimore Avenue, Massapequa, NY
SEC. 52 BLK. 178 LOT 635 ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 20-289

FARMINGDALE

GLORIA & WILLIAM HANDLE: (A) Variance to allow existing roof over patio having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Shirley Ct., 207.53 ft. N/o Motor Ave., a/k/a 7 Shirley Court, Farmingdale, NY
SEC. 48 BLK. 517 LOT 235 ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 20-352

OYSTER BAY

FRANCISCO RUBIO: Variance for the expansion of a legal non-conforming two-family dwelling.

S/s/o Tooker Ave., 150.60 ft. W/o South St., a/k/a 17 Tooker Avenue, Oyster Bay, NY
SEC. 27 BLK. 14 LOT 7 ZONE R1-6

NOVEMBER 9, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK