



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 30, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-503

MASSAPEQUA

MICHAEL NOVELLANO: (A) Variance to construct roof over patio, allow existing 11 ft. by 5 ft. shed and outdoor shower abutting 12.2 ft. by 8.2 ft. shed exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct roof over patio and allow existing outdoor shower abutting 12.2 ft. by 8.2 ft. shed exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing in-ground trampoline having less front yard setback than permitted by Ordinance. (D) Variance to allow existing outdoor shower abutting 12.2 ft. by 8.2 ft. shed having less front yard setback and side yard setback than permitted by Ordinance. (E) Variance to allow existing 11 ft. by 5 ft. shed having less side yard setback than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 19-365 and granted by Decision of the Zoning Board of Appeals, dated October 17, 2019.

S/s/o Jackson Pl., 1,513.46 ft. W/o Forest Ave., a/k/a 2 Jackson Place, Massapequa, NY
SEC. 65 BLK. 136 LOT 1 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-510

MASSAPEQUA

JASON VESEY: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct detached garage having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance. (C) Variance to construct sunroom having less rear yard setback than permitted by Ordinance. (D) Variance to construct second floor addition exceeding maximum height and having less roof pitch than permitted by Ordinance. (E) Variance to construct detached garage, canopy, front masonry porch and sunroom exceeding maximum building coverage than permitted by Ordinance. (F) Variance to construct canopy, sunroom and second floor addition exceeding maximum gross floor area than permitted by Ordinance. (G) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Hunter Ridge Rd. N., 424 ft. W/o York Pl., a/k/a 127 Hunter Ridge Road N., Massapequa, NY
SEC. 52 BLK. 334 LOT 22 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-529 - AMENDMENT

MASSAPEQUA

SCOTT CUNNINGHAM: Amend Specific Plans as presented for Appeal No. 21-4 and granted by Decision of the Zoning Board of Appeals, dated February 25, 2021 and for Appeal No. 20-206 and granted by Decision of the Zoning Board of Appeals, dated July 23, 2020 and for Appeal No. 67-442 and granted by Decision of the Zoning Board of Appeals, dated October 11, 1967, to construct two-story deck.

N/s/o Stillwater Ave., 115.93 S/o Waterview Ave., a/k/a 118 Stillwater Avenue, Massapequa, NY
SEC. 66 BLK. 87 LOT 29 ZONE R1-10

HEARING NO. 4**APPEAL NO. 23-530****MASSAPEQUA**

MARK NUNEZ: (A) Variance to allow existing second story deck with steps to grade having less side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 66-58 and granted by Decision of the Zoning Board of Appeals, dated March 3, 1966, for Appeal No. 01-232 and granted by Decision of the Zoning Board of Appeals, dated May 10, 2001 and for Appeal No. 13-283 and granted by Decision of the Zoning Board of Appeals, dated September 12, 2013.

E/s/o Beach Rd., 1198.55 ft. S/o Canal Rd., a/k/a 77 Beach Road, Massapequa, NY
SEC. 65 BLK. 173 LOT 792 ZONE R1-7

HEARING NO. 5**APPEAL NO. 23-542****MASSAPEQUA**

LAUREN AGNESINI: (A) Variance to allow existing wood deck with roof over and steps to grade and side addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing air conditioning unit exceeding maximum side yard encroachment than permitted than Ordinance.

S/s/o N. Syracuse Ave., 119.48 ft. W/o Walter Ave., a/k/a 558 N. Syracuse Avenue, Massapequa, NY
SEC. 52 BLK. 352 LOT 16 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-559****MASSAPEQUA**

MONEY TRUST CAPITAL, INC.: (A) Variance to allow existing front porch with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing side stoop with steps to grade and cellar entrance having less side yard setback than permitted by Ordinance. (C) Variance to allow existing cellar entrance having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing front porch with steps to grade and side stoop with steps to grade exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow two (2) existing air conditioning units having less side yard setback than permitted by Ordinance.

S/s/o Sycamore St., 179.85 ft. W/o Hicksville Rd., a/k/a 80 Sycamore Street, Massapequa, NY
SEC. 57 BLK. 193 LOT 92 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-602****MASSAPEQUA**

JOHN MAIO: Variance to allow existing raised dwelling exceeding maximum height than permitted by Ordinance.

NE/ cor. of Riverdale Ave. & E. Lincoln Ave., a/k/a 7 Riverdale Avenue, Massapequa, NY
SEC. 66 BLK. 130 LOT 109 ZONE R1-10

HEARING NO. 8**APPEAL NO. 23-613****MASSAPEQUA**

DANTE MANCINI: (A) Variance to construct second story cantilevered addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second story cantilevered addition, rear roof over deck and allow existing 10 ft. by 12.2 ft. shed exceeding maximum building coverage than permitted than Ordinance.

W/s/o Croyden Dr., 435.06 ft. N/o Carlton Dr., a/k/a 17 Croyden Drive, Massapequa, NY
SEC. 53 BLK. 146 LOT 20 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-567****NORTH MASSAPEQUA**

JOSEPH KARCHER: (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 cellar entrance having less side yard setback than permitted by Ordinance. (C) Variance to allow existing sheds abutting dwelling exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct second story addition and vestibule exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 06-89 and granted by Decision of the Zoning Board of Appeals, dated March 16, 2006.

S/s/o N. Oak St., 146.6 ft. E/o Crocus Dr., a/k/a 550 North Oak Street, North Massapequa, NY
SEC. 52 BLK. 403 LOT 36 ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-362****FARMINGDALE**

VERONICA MASSEY: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Amend Specific Plan as presented for Appeal No. 07-31 and granted by Decision of the Zoning Board of Appeals, dated January 25, 2007 and amended by Decision of the Zoning Board of Appeals, dated October 28, 2010.

N/s/o Lowell Dr., 239.99 ft. E/o Anthony Dr., a/k/a 17 Lowell Drive, Farmingdale, NY
SEC. 49 BLK. 246 LOT 7 ZONE R1-7

HEARING NO. 11**APPEAL NO. 23-606****FARMINGDALE**

KAREN PERRONE: Variance to allow existing rear second story wood deck with steps to grade and deck below having less rear yard setback than permitted by Ordinance.

S/s/o James St., 415.44 ft. W/o Staples St., a/k/a 116 James Street, Farmingdale, NY
SEC. 49 BLK. 141 LOT 144 ZONE R1-7

HEARING NO. 12**APPEAL NO. 23-561****BETHPAGE**

SOHILY RAHMAN: (A) Variance to allow existing roofed over cellar entrance having less side yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing roofed over cellar entrance and rear raised deck exceeding maximum gross floor area than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 97-366 and granted by Decision of the Zoning Board of Appeals, dated November 20, 1997.

E/s/o Ott St., 62.50 ft. N/o Powell Ave., a/k/a 3 Ott Street, Bethpage, NY
SEC. 46 BLK. 138 LOT 258 ZONE R1-7

HEARING NO. 13**APPEAL NO. 23-593****HICKSVILLE**

PARESH ROY: (A) Variance to construct deck extension, allow existing pre-fab sunroom and raised wood deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Woodbury Road) than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 19-414 and granted by Decision of the Zoning Board of Appeals, dated August 8, 2019.

NW/ cor. of Wilfred Blvd. & Woodbury Rd., a/k/a 202 Wilfred Boulevard, Hicksville, NY
SEC. 12 BLK. 170 LOT 55 ZONE R1-7

HEARING NO. 14**APPEAL NO. 23-650****HICKSVILLE**

GURDEEP SINGH AHLUWALIA: (A) Variance to construct second floor addition having less side yard setback, aggregate side yards, roof pitch and exceeding maximum gross floor area 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.

S/s/o 5th St., 85 ft. W/o Jerusalem Ave., a/k/a 165 5th Street, Hicksville, NY

SEC. 45**BLK. 89****LOT 102****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 23-557****OLD BETHPAGE**

GAYE BARLOWE: (A) Variance to allow existing front platform and steps having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing deck and 2.5 ft. by 17.17 ft. rear cantilever addition exceeding maximum building coverage than Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted than Ordinance.

S/s/o Prescott Pl., 404.31 ft. W/o Pine Dr., a/k/a 35 Prescott Place, Old Bethpage, NY

SEC. 47**BLK. 99****LOT 27****ZONE R1-10**

HEARING NO. 16**APPEAL NO. 23-543****PLAINVIEW**

GLENN D'ALESSANDRO: (A) Variance to allow existing gas fire pit having less side yard setback than permitted by Ordinance. (B) Variance to allow existing swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow four (4) existing air conditioning units exceeding maximum side yard encroachment than permitted by Ordinance. (E) Variance to allow existing 5 ft. high wood fence exceeding maximum height across front yard than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 18-68 and granted by Decision of the Zoning Board of Appeals, dated March 1, 2018.

W/s/o Hofstra Dr., 134.42 ft. S/o Bucknell Dr., a/k/a 75 Hofstra Drive, Plainview, NY

SEC. 13**BLK. 92****LOT 37****ZONE R1-20**

HEARING NO. 17**APPEAL NO. 23-562****SYOSSET**

SANDRA WALSH: Variance to construct new dwelling on subdivided lot having less width of lot at street and width of lot from front property line to required rear yard than permitted by Ordinance. **PARCEL A**

N/s/o Roosevelt Ave., 642.90 ft. W/o Queens St., a/k/a 56 Roosevelt Avenue, Syosset, NY

SEC. 15**BLK. 6****LOT 87****ZONE R1-6**

HEARING NO. 18**APPEAL NO. 23-563****SYOSSET**

SANDRA WALSH: Variance to construct new dwelling on subdivided lot having less width of lot at street than permitted by Ordinance. **PARCEL B**

N/s/o Roosevelt Ave., 642.90 ft. W/o Queens St., a/k/a 56 Roosevelt Avenue, Syosset, NY

SEC. 15**BLK. 6****LOT 87****ZONE R1-6**

HEARING NO. 19

APPEAL NO. 23-583

SYOSSET

ZAPGRANDE LLC: Variance to construct new dwelling on subdivided lot having less lot size, front yard setback exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. **PARCEL A**

SE/ intersection of Cedar St. & Seaford-Oyster Bay Expy. ramp, a/k/a Cedar Street, Syosset, NY
SEC. 15 BLK. 36 LOT 65 ZONE R1-10

HEARING NO. 20

APPEAL NO. 23-584

SYOSSET

ZAPGRANDE LLC: Variance to construct new dwelling on subdivided lot having less lot size than permitted by Ordinance. **PARCEL B**

SE/ intersection of Cedar St. & Seaford-Oyster Bay Expy. ramp, a/k/a Cedar Street, Syosset, NY
SEC. 15 BLK. 36 LOT 65 ZONE R1-10

HEARING NO. 21

APPEAL NO. 23-604

SYOSSET

JASMIT CHADHA: **(A)** Variance to construct new dwelling having less average front yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct two (2) egress wells exceeding maximum side yard encroachment than permitted than Ordinance.

N/s/o Saturn Ct., 741.65 ft. S/o Cambria Rd., a/k/a 12 Saturn Court, Syosset, NY
SEC. 12 BLK. 455 LOT 26 ZONE R1-7

HEARING NO. 22

APPEAL NO. 23-544

OYSTER BAY

JOSEPH MEARES: **(A)** Variance to allow existing rear two-story deck having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 66-301 and granted by Decision of the Zoning Board of Appeals, dated June 8, 1966.

N/s/o Anchor Ct., 57.86 ft. E/o Ships Point Ln., a/k/a 3 Anchor Court, Oyster Bay, NY
SEC. 27 BLK. 40 LOT 128 ZONE R1-10/OB

HEARING NO. HO 1

APPEAL NO. 23-402

EAST NORWICH

JON SORSCHER: **(A)** Variance to construct 43.83 ft. by 45.1 ft. new dwelling on partial existing and partial new foundation having less average front yard setback, side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct driveway having less side yard setback than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 66-649 and granted by Decision of the Zoning Board of Appeals, dated November 17, 1966.

N/s/o Yorkshire Dr., 322.30 ft. E/o Briarcliff Rd., a/k/a 110 Yorkshire Drive, East Norwich, NY
SEC. 24 BLK. 11 LOT 19 ZONE R1-7

NOVEMBER 20, 2023

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK