



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 *DECEMBER 14, 2023*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 23-608

MASSAPEQUA

TRACIE SAITTA: Variance to construct portico and one story addition exceeding maximum building coverage than permitted by Ordinance.

NE/ cor. of Exeter Rd. & Gloucester Rd., a/k/a 95 Exeter Road, Massapequa, NY
SEC. 65 BLK. 153 LOT 69 ZONE R1-10/OHG

HEARING NO. 2

APPEAL NO. 23-609

MASSAPEQUA

JOSEPH CAVAGNARO: (A) Variance to construct front porch, front first floor addition and second floor addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct rear platform (A), rear platform (B), rear first floor addition, front first floor addition, 28.2 ft. by 28.5 ft. two story addition and front porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Hampton Blvd., 144 ft. W/o Fox Blvd., a/k/a 35 Hampton Boulevard, Massapequa, NY
SEC. 65 BLK. 110 LOT 2131 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-611

MASSAPEQUA

EUGENE MULDOON: (A) Variance to allow existing 6 ft. high PVC fence and 6 ft. high wood fence exceeding maximum height across front yards (Shawnee Drive and Jacqueline Road) than permitted by Ordinance. (B) Variance to allow existing 3 ft. high fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Variance to allow existing shed having less front yard setback and side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 93-446 and granted by Decision of the Zoning Board of Appeals, dated November 4, 1993 and amended by Decision of the Zoning Board of Appeals, dated February 17, 2000.

SE/ cor. of Jacqueline Rd. & Imogene Dr., a/k/a 20 Jacqueline Road, Massapequa, NY
SEC. 52 BLK. 412 LOT 1 ZONE R1-7

HEARING NO. 4**APPEAL NO. 23-629****MASSAPEQUA**

GEOTOM PROPERTIES INC.: (A) Variance to construct new dwelling on subdivided lot having less lot size, width of lot at front property line, width of lot from front property line to required rear yard, average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. **PARCEL A**

NW/ cor. of Clocks Blvd. & Bayview Pl. E., a/k/a 101 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 133 LOT 239 ZONE R1-10

HEARING NO. 5**APPEAL NO. 23-632****MASSAPEQUA**

GEOTOM PROPERTIES INC.: (A) Variance to construct new dwelling on subdivided lot having less lot size, width of lot at front property line, width of lot from front property line to required rear yard, average front yard setback (Clocks Boulevard) and average side/front yard setback (Bayview Place East) than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. **PARCEL B**

NW/ cor. of Clocks Blvd. & Bayview Pl. E., a/k/a 101 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 133 LOT 239 ZONE R1-10

HEARING NO. 6**APPEAL NO. 23-672****MASSAPEQUA**

DONALD TAFFURELLI: (A) Variance to allow existing 8.1 ft. by 12 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing rear addition and roof over patio exceeding maximum building coverage 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.

N/s/o Abbott St., 282.49 ft. E/o West Dr., a/k/a 110 Abbott Street, Massapequa, NY
SEC. 48 BLK. 192 LOT 49 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-612****BETHPAGE**

KWONIK CHO: (A) Variance to allow existing 10.2 ft. by 10.3 ft. shed with attached 10.2 ft. by 13.6 ft. roofed over platform exceeding maximum height, gross floor area and having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 5 ft. high PVC fence and 6 ft. high chain link fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o Suzanne Ln., 449.42 ft. W/o Evelyn Dr., a/k/a 14 Suzanne Lane, Bethpage, NY
SEC. 47 BLK. 125 LOT 9 ZONE R1-10

HEARING NO. 8**APPEAL NO. 23-596****HICKSVILLE**

JOHN BOGDANOS: (A) Variance to allow existing front two story addition and front portico with platform having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 8.3 ft. by 7.9 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o W. Nicholai St., 653.58 ft. E/o Morgan St., a/k/a 191 W. Nicholai Street, Hicksville, NY
SEC. 11 BLK. J LOT 38 ZONE R1-6

HEARING NO. 9**APPEAL NO. 23-600****HICKSVILLE**

VICTOR WALTER SUMBA MINCHALA: (A) Variance to allow existing one-story addition having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Miller Cir., 60 ft. W/o Miller Rd., a/k/a 24 Miller Circle, Hicksville, NY

SEC. 12**BLK. 323****LOT 11****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 23-601****HICKSVILLE**

DALJIT KAUR: (A) Variance to construct cantilevered second story addition having less average front yard setback (Burns Avenue) than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-472 and granted by Decision of the Zoning Board of Appeals, dated November 17, 2022.

SE/ cor. of Burns Ave. & Windsor St., a/k/a 72 Burns Avenue, Hicksville, NY

SEC. 11**BLK. D****LOT 566****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 23-641****HICKSVILLE**

BRIAN MCCABE: (A) Variance to construct 33.2 ft. by 44.55 ft. new dwelling on partial existing and partial new foundation having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

E/s/o Boulder Ln., 575 ft. N/o Bobwhite Ln., a/k/a 29 Boulder Lane, Hicksville, NY

SEC. 45**BLK. 369****LOT 19****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 23-589****PLAINVIEW**

JOSEPH MOSSA: (A) Variance to construct second floor cantilevered addition having less 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 allow existing 9.6 ft. by 7.6 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing swimming pool and surrounding masonry wall having less side yard setback than permitted by Ordinance. (D) Variance to erect 4 ft. high metal fence on East side and West side having less setback from pool edge than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o Westbury Ave., 100 ft. W/o Elmwood St., a/k/a 30 Westbury Avenue, Plainview, NY

SEC. 12**BLK. 12****LOT 53****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 23-577****SYOSSET**

GEORGE CHERIYAN: (A) Variance to allow existing covered pavilion having less front yard setback (Southwood Circle) than permitted by Ordinance. (B) Variance to allow existing 7.8 ft. by 9.8 ft. shed having less front yard setback (S. Oyster Bay Road) than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yards (Southwood Circle & S. Oyster Bay Road) than permitted by Ordinance. (D) Variance to allow existing 4 ft. high fence and 6 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

S/s/o Robert St., In btw. Southwood Cir. & S. Oyster Bay Rd., a/k/a 1 Robert Street, Syosset, NY

SEC. 15**BLK. 110****LOT 1****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 23-586****SYOSSET**

JOANN NEALE: (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing rear roof over with outdoor kitchen and hot tub having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing 11.8 ft. by 8.2 ft. shed having less rear yard setback and side yard setback than permitted by Ordinance. (D) Variance to allow existing rear roof over with outdoor kitchen and 11.8 ft. by 8.2 ft. shed exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing rear roof over with outdoor kitchen exceeding maximum gross floor area than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 06-191 and granted by Decision of the Zoning Board of Appeals, dated June 8, 2006.

N/s/o Corin Ct., 317.61 ft. W/o Albergo Ln., a/k/a 8 Corin Court, Syosset, NY

SEC. 15**BLK. 89****LOT 61****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 23-599****SYOSSET**

SAUMIL TRIVEDI: (A) Variance to install in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to install pool equipment having less front yard setback than permitted by Ordinance.

N/s/o Sherman Dr., 93.61 ft. W/o Richard Ln., a/k/a 27 Sherman Drive, Syosset, NY

SEC. 15**BLK. 83****LOT 22****ZONE R1-10**

HEARING NO. 16**APPEAL NO. 23-607****SYOSSET**

KAILASAM PRAKASH: Variance to construct carport having less average front yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Southwood Cir., W/o James St., a/k/a 146 Southwood Circle, Syosset, NY

SEC. 15**BLK. 98****LOT 8****ZONE R1-7**

HEARING NO. 17**APPEAL NO. 23-614****SYOSSET**

XIONG KUAN LIN: (A) Variance to allow existing wood deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool equipment having less side/front yard setback (Woodland Avenue), side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing fence having less setback to swimming pool than permitted by Ordinance. (D) Variance to allow existing 5 ft. high PVC fence exceeding maximum height across side/front yard (Woodland Avenue) than permitted by Ordinance. (E) Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of Woodland Ave. & Meadowbrook Rd., a/k/a 26 Woodland Avenue, Syosset, NY

SEC. 25**BLK. 5****LOT 183****ZONE R1-7**

HEARING NO. 18**APPEAL NO. 23-605****GLENWOOD LANDING**

ALYSSA SICHEL: Variance to construct cantilevered second story addition and allow existing one-story addition (open porch converted to living room) exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Maple St., 230 ft. S/o Walnut St., a/k/a 10 Maple Street, Glenwood Landing, NY

SEC. 20**BLK. P****LOT 224****ZONE R1-7**

HEARING NO. 19**APPEAL NO. 23-575****GLEN HEAD**

ANGEL TORRES: (A) Variance to allow existing raised paver patio with steps to grade having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to erect 4 ft. high safety fence having less setback from swimming pool than permitted by Ordinance.

N/s/o Smith St., 50 ft. E/o Viola St., a/k/a 66 Smith Street, Glen Head, NY

SEC. 20**BLK. 48****LOT 8****ZONE R1-7**

HEARING NO. 20**APPEAL NO. 23-541 - AMENDMENT****LOCUST VALLEY**

KELI BULLON: (A) Amend Decision of Zoning Board of Appeals, dated August 21, 2008 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.

E/s/o 13th Street., 70 ft. S/o 1st Avenue, a/k/a 74 13th Street, Locust Valley, NY

SEC. 30**BLK. 14****LOT 122****ZONE R1-6**

HEARING NO. 21**APPEAL NO. 23-655****EAST NORWICH**

WILLIAM A. FREWIN: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct second floor addition exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Lancia Dr., N/o Sunny Hill Dr., a/k/a 44 Lancia Drive, East Norwich, NY

SEC. 27**BLK. 75****LOT 15****ZONE R1-10**

HEARING NO. 22**APPEAL NO. 23-598****OYSTER BAY**

ARSEN SHAMALOV: Variance to allow existing one story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Singworth St., 350 ft. S/o Marion St., a/k/a 69 Singworth Street, Oyster Bay, NY

SEC. 27**BLK. K****LOT 133****ZONE R1-6/OB**

HEARING NO. HO 1**APPEAL NO. 23-427****GLEN HEAD**

ROBERT CANNARSA: (A) Variance to allow existing wood deck with steps to grade having less side yard setback, rear yard setback and exceeding maximum gross floor area 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 6 ft. high wood fence exceeding maximum height across side/front yard (Knoll Lane) than permitted by Ordinance. (D) Variance to allow existing 3 ft. high vinyl fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of Townsend St. & Knoll Ln., a/k/a 21 Townsend Street, Glen Head, NY

SEC. 20**BLK. 104****LOT 15****ZONE R1-7**

HEARING NO. HO 2

APPEAL NO. 23-468

NORTH MASSAPEQUA

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

S/s/o N. Cedar St., 290 ft. W/o N. Bay Ave., a/k/a 228 N. Cedar Street, North Massapequa, NY
SEC. 52 BLK. 96 LOT 23 ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 23-449

EAST NORWICH

FRANK & WENDY BIANCO: **(A)** Variance to allow existing one story addition having less aggregate side yards than permitted by Ordinance. **(B)** Amend Specific Plans as presented for Appeal No. 74-221 and granted by Decision of the Zoning Board of Appeals, dated October 3, 1974 and as presented for Appeal No. 75-80 and granted by Decision of the Zoning Board of Appeals, dated March 6, 1975.

S/s/o Vernon Ave., 267 ft. W/o Jericho Oyster Bay Rd., a/k/a 69 Vernon Avenue, East Norwich, NY
SEC. 16 BLK. 2 LOT 5 ZONE R1-7

DECEMBER 4, 2023

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK