



**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

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**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 17, 2020*, at 7:00 P. M., to consider the following appeals:

**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. 1**

**APPEAL NO. 20-449**

**MASSAPEQUA**

**JAMES & JEAN DICK:** Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Hamilton Ave., 240 ft. E/o Lee Pl, a/k/a 243 Hamilton Avenue, Massapequa, NY  
**SEC. 48                      BLK. 91                      LOT 45                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 20-450**

**MASSAPEQUA**

**TOM PASTORE:** Variance to install in-ground swimming pool having less side yard setback than permitted by Ordinance.

W/s/o Cedar Dr., 280 ft. S/o Suffolk Rd., a/k/a 57 Cedar Drive, Massapequa, NY  
**SEC. 66                      BLK. 26                      LOT 20                      ZONE R1-10**

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**HEARING NO. 3**

**APPEAL NO. 20-451**

**MASSAPEQUA**

**MARY VIRGILIO:** (A) Variance to allow existing 6 ft. high chain link fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to construct second floor addition having less average front yard setback and average side/front yard setback than permitted by Ordinance.

NE/ cor. Emily St. & Soloff Rd., a/k/a 11 Emily Street, Massapequa, NY  
**SEC. 53                      BLK. A03                      LOT 12                      ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 20-452**

**MASSAPEQUA**

**GERALDINE SNYDER:** Variance to install in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o E. Shore Dr., 37.17 ft. W/o Carman St., a/k/a 68 E. Shore Drive, Massapequa, NY  
**SEC. 66                      BLK. 95                      LOT 13                      ZONE R1-10**

**HEARING NO. 5****APPEAL NO. 20-453****NORTH MASSAPEQUA**

**NICOLE HORNBERGER:** Variance to erect and allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SW/ cor. of N. Suffolk Ave. & N. Summit Dr., a/k/a 156 N. Suffolk Avenue, North Massapequa, NY  
**SEC. 48**                      **BLK. 79**                      **LOT 747**                      **ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 20-454****SEAFORD**

**ANDREA BAKER:** (A) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-197 and granted by Decision of the Zoning Board of Appeals, dated April 25, 2019.

W/s/o Maywood Dr., 155.71 ft. N/o Piping Rock Rd., a/k/a 4054 Maywood Drive, Seaford, NY  
**SEC. 52**                      **BLK. 429**                      **LOT 17A**                      **ZONE R1-7**

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**HEARING NO. 7****APPEAL NO. 20-455****FARMINGDALE**

**MOHAMMED SALEEM:** (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance allow existing two (2) front doors in a one-family dwelling for use as a **PARENT/CHILD** residence. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required. (D) Variance to allow existing one story addition and roof over cellar entrance having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to allow existing one story addition, roof over cellar entrance, rear roof over patio and to construct front roof over porch exceeding maximum building coverage than permitted by Ordinance. (F) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

N/s/o W. Walnut St., 201.08 ft. E/o Lowell Dr., a/k/a 105 W. Walnut Street, Farmingdale, NY  
**SEC. 49**                      **BLK. 259**                      **LOT 14**                      **ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 20-456****BETHPAGE**

**JOSEPH STABLE:** (A) Variance to allow existing 10 ft. by 12.2 ft. shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing 4 ft. by 18 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Elizabeth Dr., 199.25 ft. N/o Boundary Ave., a/k/a 83 Elizabeth Drive, Bethpage, NY  
**SEC. 49**                      **BLK. 240**                      **LOT 30**                      **ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 20-457****BETHPAGE**

**CLAUDIA TULLUCH:** (A) Variance to construct two story and second story additions and one story attached garage addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story and second story additions having less roof pitch than permitted by Ordinance.

S/s/o Carrie Ave., 78.77 ft. W/o Marlon Ave., a/k/a 27 Carrie Avenue, Bethpage, NY  
**SEC. 49**                      **BLK. 213**                      **LOT 5**                      **ZONE R1-7**

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**HEARING NO. 10**

**APPEAL NO. 20-458**

**HICKSVILLE**

**KARANBIR SINGH**: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SE/ cor. of Colony St. & Ketchams Rd., a/k/a 42 Colony Street, Hicksville, NY  
**SEC. 12                      BLK. 108                      LOT 30                      ZONE R1-7**

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**HEARING NO. 11**

**APPEAL NO. 20-459**

**OLD BETHPAGE**

**JASWINDER SINGH**: Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

NW/ cor. of Robert St. & Crescent Dr., a/k/a 15 Robert Street, Old Bethpage, NY  
**SEC. 47                      BLK. 45                      LOT 10                      ZONE R1-7**

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**HEARING NO. 12**

**APPEAL NO. 20-460**

**PLAINVIEW**

**778 OCR REALTY CORP.**: Variance to allow existing dwelling on subdivided lot having less rear yard setback and lot area than permitted by Ordinance.

S/s/o Evelyn Rd., 151.35 ft. W/o Stauber Dr., a/k/a 6 Evelyn Road, Plainview, NY  
**SEC. 12                      BLK. 401                      LOT 3                      ZONE R1-7**

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**HEARING NO. 13**

**APPEAL NO. 20-461**

**PLAINVIEW**

**778 OCR REALTY CORP.**: (A) Variance to allow existing building and air conditioning unit on subdivided lot having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing building on subdivided lot having less lot area.

N/s/o Old Country Rd., 142.82 ft. W/o Stauber Dr., a/k/a 778 Old Country Road, Plainview, NY  
**SEC. 12                      BLK. 401                      LOT 3                      ZONE NB**

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**HEARING NO. 14**

**APPEAL NO. 20-462**

**PLAINVIEW**

**ACDS, INC. c/o MICHAEL M. SMITH, EXECUTIVE DIRECTOR**: Variance for proposed lot having less frontage access and width of lot than permitted by Ordinance. **LOT 1**

N/s/o Fern Pl., E/o Orchard St., a/k/a 4 Fern Place, Plainview, NY  
**SEC. 12                      BLK. 35                      LOT 41                      ZONE R1-7**

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**HEARING NO. 15**

**APPEAL NO. 20-463**

**PLAINVIEW**

**ACDS, INC. c/o MICHAEL M. SMITH, EXECUTIVE DIRECTOR**: (A) Variance to allow existing building on reduced lot exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing building and parking lot having less setback than permitted by Ordinance. (C) Variance for proposed lot having less frontage access and width of lot than permitted by Ordinance. **LOT 2**

N/s/o Fern Pl., E/o Orchard St., a/k/a 4 Fern Place, Plainview, NY  
**SEC. 12                      BLK. 35                      LOT 41                      ZONE R1-7**

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**HEARING NO. 16****APPEAL NO. 20-464****PLAINVIEW**

**ACDS, INC. c/o MICHAEL M. SMITH, EXECUTIVE DIRECTOR:** Variance for proposed lot having less frontage access and width of lot than permitted by Ordinance. **LOT 3**

N/s/o Fern Pl., E/o Orchard St., a/k/a 4 Fern Place, Plainview, NY

**SEC. 12****BLK. 35****LOT 41****ZONE R1-7**

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**HEARING NO. 17****APPEAL NO. 20-465****WESTBURY**

**SUDHIR KUMAR:** (A) Variance to construct front one story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct front one story addition and side deck having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (D) Variance to construct two story addition, one story front addition, one story rear addition, side deck and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Aintree Rd., 139.13 ft. S/o Bruce Ln., 48 Aintree Road, Westbury, NY

**SEC. 11****BLK. 369****LOT 12B****ZONE R1-7**

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**HEARING NO. 18****APPEAL NO. 20-466****WOODBURY**

**GARY STEIN:** (A) Variance to allow existing pool filter, pool heater, swimming pool and gazebo having less side yard setback than permitted by Ordinance. (B) Variance to allow existing generator exceeding maximum setback from dwelling than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height within intersection than permitted by Ordinance.

NE/ cor. The Drawbridge & Southwoods Rd., a/k/a 1 The Drawbridge, Woodbury, NY

**SEC. 14****BLK. E****LOT 1126****ZONE R1-1A**

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**HEARING NO. 19****APPEAL NO. 20-467****WOODBURY**

**JEFFREY SUPINSKY:** Variance to allow existing cabana and pond with waterfall having less side yard setback than permitted by Ordinance.

S/s/o Hillcrest Ln., 519.72 ft. W/o Uphill Ln., a/k/a 10 Hillcrest Lane, Woodbury, NY

**SEC. 14****BLK. E****LOT 138****ZONE R1-2A**

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**HEARING NO. 20****APPEAL NO. 20-468****JERICHO**

**DORELL PINKUS:** (A) Variance to construct front roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less roof pitch than permitted by Ordinance. (C) Variance to construct front one story addition and front roof over porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Middle Ln., 415.90 ft. E/o Bounty Ln., a/k/a 23 Middle Lane, Jericho, NY

**SEC. 12****BLK. 517****LOT 21****ZONE R1-10**

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**HEARING NO. 21****APPEAL NO. 20-469****SYOSSET**

**DAOUD ERFAN:** Variance to construct new dwelling on subdivided lot having less width of lot and roof pitch than permitted by Ordinance. **PARCEL B**

N/s/o Convent Rd., 3599.64 ft. W/o Southwoods Rd, a/k/a 111 Convent Road, Syosset, NY

**SEC. 15****BLK. C****LOT 664****ZONE R1-10**

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**HEARING NO. 22****APPEAL NO. 20-470****SYOSSET**

**CORI CALDERO:** (A) Variance to allow existing shed having less side/front yard setback (Marlene Drive) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Marlene Drive) than permitted by Ordinance.

SE/ cor. of Center Dr. & Marlene Dr., a/k/a 1 Center Drive, Syosset, NY

**SEC. 12****BLK. 484****LOT 20****ZONE R1-7**

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**HEARING NO. 23****APPEAL NO. 20-471****SYOSSET**

**LOUIS LAGALANTE:** (A) Variance to allow existing one story addition having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing one story addition and deck exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Barry Ln., 225.35 ft. N/o Sarah Ln., a/k/a 110 Barry Lane, Syosset, NY

**SEC. 15****BLK. 203****LOT 5****ZONE R1-10**

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**HEARING NO. 24****APPEAL NO. 20-472****SYOSSET**

**CHRIS SPIRIDIS:** (A) Variance to construct garage addition having less aggregate side yards than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Split Rock Rd., 250 ft. W/o Calvin Ave., a/k/a 264 Split Rock Road, Syosset, NY

**SEC. 25****BLK. 53****LOT 99****ZONE R1-10**

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**HEARING NO. 25****APPEAL NO. 20-473****SYOSSET**

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

SE/ cor. of Richard Ln. & Ronald Ln, a/k/a 6 Richard Lane, Syosset, NY

**SEC. 15****BLK. 148****LOT 36****ZONE R1-10**

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**HEARING NO. 26****APPEAL NO. 20-474****SYOSSET**

**MCDONALD'S COPORATION:** (A) Variance to erect wall sign exceeding maximum number of wall signs per tenancy and on South side of building than permitted by Ordinance. (B) Variance to erect ground sign exceeding maximum number of ground signs per access street than permitted by Ordinance.

N/s/o Jericho Tpke., 279 ft. W/o Cedar St., a/k/a 571 Jericho Turnpike, Syosset, NY

**SEC. 15****BLK. F****LOT 1370****ZONE NB**

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**HEARING NO. 27**

**APPEAL NO. 20-475**

**PLAINVIEW**

**BEECHWOOD PLAINVIEW GOLDEN AGE LLC:** (A) Variance to erect buildings exceeding maximum height than permitted by Ordinance. (B) Variance to install air conditioning units having less front yard setback than permitted by Ordinance. (C) Variance to install air conditioning units having less side yard setback than permitted by Ordinance. (D) Variance to install air conditioning units having less rear yard setback than permitted by Ordinance. (E) Variance to erect main buildings having less distance between each building than permitted by Ordinance. (F) Variance to erect buildings having less distance between each building than permitted by Ordinance. (G) Variance to erect buildings having less distance between each building than permitted by Ordinance.

SW/ cor. of Old Country Rd. & Round Swamp Rd., a/k/a Mountain Laurel Dr., Plainview, NY  
**SEC. 47                      BLK. E                      LOTS 753A & 753B                      ZONE RSC-25**

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**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**

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**HEARING NO. HO 2**

**APPEAL NO. 20-51**

**PLAINVIEW**

**MINGQIAO WU:** (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (Universal Boulevard) than permitted by Ordinance. (B) Variance to allow existing 4 ft. high fence exceeding maximum height within 30 ft. radius of corner than permitted by Ordinance.

SW/ cor. of Island St. & Universal Blvd., a/k/a 21 Island Street, Plainview, NY  
**SEC. 12                      BLK. 51                      LOT 20                      ZONE R1-7/NB**

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**DECEMBER 7, 2020**

**BY ORDER OF THE ZONING BOARD OF APPEALS**

**TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**