



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* - KATHLEEN MULLIGAN
REBECCA M. ALESIA - ANDREW MONTELEONE - LISA CICCOLELLA - FLORESTANO GIRARDI

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 19, 2024*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 76-199 - AMENDMENT

MASSAPEQUA

JOANNE JABLONSKI: (A) Amend Decision of Zoning Board of Appeals, dated September 23, 1976 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.

SW/ cor. of S. Bay Ave. & Jefferson Pl., a/k/a 100 S. Bay Avenue, Massapequa, NY
SEC. 65 BLK. 242 LOT 17 ZONE R1-10

HEARING NO. 2

APPEAL NO. 21-427 - AMENDMENT

MASSAPEQUA

ROBERT ERICSON: (A) Amend Decision of Zoning Board of Appeals, dated October 7, 2021 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 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. 3

APPEAL NO. 22-91 - AMENDMENT

MASSAPEQUA

JOSEPH & ROSEANNE JARONCZYK: Amend Specific Plan as presented for Appeal No. 22-91 and granted by Decision of the Zoning Board of Appeals, dated March 10, 2022 and amended by Decision of the Zoning Board of Appeals, dated April 4, 2023 to allow existing driveway having less side yard setback.

N/s/o St. Marks Pl., 160 ft. W/o Seaford Ave., a/k/a 11 St. Marks Place, Massapequa, NY
SEC. 65 BLK. 801 LOT 217 ZONE R1-7

HEARING NO. 4

APPEAL NO. 24-414

MASSAPEQUA

LORRAINE TRAMONTANA & ROBERT SARACCO: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to allow parking 3 cars in tandem.

N/s/o Rhode Island Ave., 40 ft. E/o Bedford Ave., a/k/a 13 Rhode Island Avenue, Massapequa, NY
SEC. 52 BLK. 138 LOT 3A ZONE R1-7

HEARING NO. 5**APPEAL NO. 24-416****MASSAPEQUA**

LORRAINE TRAMONTANA & ROBERT SARACCO: (A) Variance to allow existing second story rear wood deck with steps exceeding maximum building coverage, having less side yard setback and 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) Amend Specific Plan as presented for Appeal No. 59-478 and granted by Decision of the Zoning Board of Appeals, dated May 28, 1959 and amended by Decision of the Zoning Board of Appeals, dated February 28, 2002.

N/s/o Rhode Island Ave., 40 ft. E/o Bedford Ave., a/k/a 13 Rhode Island Avenue, Massapequa, NY
SEC. 52 BLK. 138 LOT 3A ZONE R1-7

HEARING NO. 6**APPEAL NO. 24-430****MASSAPEQUA**

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

E/s/o Block Blvd., 70 ft. S/o Richard Pl., a/k/a 156 Block Boulevard, Massapequa, NY
SEC. 53 BLK. 191 LOT 17 ZONE R1-7

HEARING NO. 7**APPEAL NO. 24-469****MASSAPEQUA**

CHELSEA CAVALLARO: (A) Variance to reconstruct a new two-story, one family dwelling on partial existing and partial new foundation having less average front yard setback, rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing 8.4 ft. by 10.3 ft. shed and 6.9 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance.

W/s/o Polo Rd., 76.78 ft. N/o Oxford Pl., a/k/a 47 Polo Road, Massapequa, NY
SEC. 57 BLK. 256 LOT 8 ZONE R1-7

HEARING NO. 8**APPEAL NO. 24-419****NORTH MASSAPEQUA**

STEPHEN PORCARO: (A) Variance to allow existing two story detached garage exceeding maximum number of stories and height than permitted by Ordinance. (B) Variance to allow existing two story detached garage, 12 ft. by 10.3 ft. shed and canopy exceeding maximum building coverage of the principal building than permitted by Ordinance.

N/s/o N. Hawthorne St., 100 ft. E/o N. Central Ave., a/k/a 225 N. Hawthorne St., N. Massapequa, NY
SEC. 52 BLK. 109 LOT 66 ZONE R1-7

HEARING NO. 9**APPEAL NO. 24-472****FARMINGDALE**

HAREESH KAVULLY: (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required.

N/s/o Miller Rd., 311.14 ft. W/o Florgate Rd., a/k/a 56 Miller Road, Farmingdale, NY
SEC. 49 BLK. 233 LOT 28 ZONE R1-7

HEARING NO. 10**APPEAL NO. 24-542****FARMINGDALE**

HAREESH KAVULLY: (A) Variance to allow existing front brick patio having less front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to construct rear roof over, rear deck and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct rear roof over and rear deck exceeding maximum gross floor area than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 68-204 and granted by Decision of the Zoning Board of Appeals, dated June 20, 1968.

N/s/o Miller Rd., 311.14 ft. W/o Florgate Rd., a/k/a 56 Miller Road, Farmingdale, NY

SEC. 49**BLK. 233****LOT 28****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 24-295****BETHPAGE**

MARCELLO STEMMA: (A) Variance to allow existing rear wood deck having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing wood board shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing concrete pizza oven having less side yard setback than permitted by Ordinance.

N/s/o Sherman Ave., 500.76 ft. E/o Seventh St., a/k/a 48 Sherman Avenue, Bethpage, NY

SEC. 46**BLK. 25****LOT 452****ZONE R1-6**

HEARING NO. 12**APPEAL NO. 24-434****BETHPAGE**

CHRISTOPHER HANLEY: Variance to construct second story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Farmers Ave., 112.86 ft. N/o Floral Ave., a/k/a 62 Farmers Avenue, Bethpage, NY

SEC. 46**BLK. 165****LOT 8****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 24-384****HICKSVILLE**

TIFFANY CHAN: (A) Variance to allow existing cellar entrance having less average side/front yard setback (Cortland Avenue) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Cortland Avenue) than permitted by Ordinance.

SE/ cor. of Genesee St. & Cortland Ave., a/k/a 17 Genesee Street, Hicksville, NY

SEC. 45**BLK. 57****LOT 1****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 24-423****HICKSVILLE**

STEWART STATION LLC: (A) Variance to allow existing 14 ft. by 2 ft. illuminated canopy sign (located on East side of lot facing Newbridge Road) exceeding maximum number of signs than permitted by Ordinance. (B) Variance to allow existing 9 ft. by 21 ft. ground sign structure (located at intersection of Newbridge Road & Stewart Avenue along southeast side of property) having less setback and exceeding maximum height than permitted by Ordinance.

NW/ cor. of Newbridge Rd. & Stewart Ave., a/k/a 428 Newbridge Road, Hicksville, NY

SEC. 45**BLK. 378****LOT 38****ZONE GB**

HEARING NO. 15

APPEAL NO. 24-428

HICKSVILLE

VICTORIA HO: Variance to allow existing 36 ft. by 55.3 ft. dwelling on existing foundation having less average side/front yard setback (Foran Place), roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

SE/ cor. of Thorman Ave. & Foran Pl., a/k/a 43 Thorman Avenue, Hicksville, NY

SEC. 12

BLK. 198

LOT 16

ZONE R1-6

HEARING NO. 16

APPEAL NO. 24-433

HICKSVILLE

HASHMUDEEN & SHEREEN KHAN: Variance to allow existing roof-over front porch having less average side/front yard setback than permitted by Ordinance.

NE/ cor. of Amherst Rd. & Edgewood Dr., a/k/a 22 Amherst Road, Hicksville, NY

SEC. 45

BLK. 511

LOT 3

ZONE R1-7

HEARING NO. 17

APPEAL NO. 24-437

HICKSVILLE

AMMS RESTORATION INC.: Variance to construct new dwelling on subdivided lot in the General Business Zoning District. **PARCEL A**

SW/ cor. of Woodbury Rd. & West St., a/k/a 163 Woodbury Road, Hicksville, NY

SEC. 12

BLK. 232

LOT 36

ZONE GB, R1-6

HEARING NO. 18

APPEAL NO. 24-438

HICKSVILLE

AMMS RESTORATION INC.: Variance to construct new dwelling on subdivided lot in the General Business Zoning District. **PARCEL B**

SW/ cor. of Woodbury Rd. & West St., a/k/a 163 Woodbury Road, Hicksville, NY

SEC. 12

BLK. 232

LOT 36

ZONE GB, R1-6

HEARING NO. 19

APPEAL NO. 24-496

HICKSVILLE

JOSE VASQUEZ: **(A)** Variance to construct roofed over wrap around porch addition having less aggregate side yards than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 24-71 and granted by Decision of the Zoning Board of Appeals, dated May 2, 2024.

S/s/o Cornell Ln., 1026.6 ft. E/o Larch St., a/k/a 38 Cornell Lane, Hicksville, NY

SEC. 12

BLK. 370

LOT 19

ZONE R1-7

HEARING NO. 20

APPEAL NO. 24-521

HICKSVILLE

HOTLINE ENTERPRISES INC.: **(A)** Variance to construct new dwelling having less average front yard setback, 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 construct new dwelling and detached garage exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to install two (2) air conditioning units having less side yard setback than permitted by Ordinance.

SE/ cor. of Nevada St. & Jeanson Pl., a/k/a 19 Nevada Street, Hicksville, NY

SEC. 11

BLK. D

LOT 539

ZONE R1-7

HEARING NO. 21**APPEAL NO. 24-425****OLD BETHPAGE**

LANCE COHEN: (A) Variance to construct second floor addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 5.83 ft. by 8.17 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to construct second floor addition, rear roof-over patio, existing front roof-over patio, rear composite deck and both sheds exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct second floor addition, rear roof-over patio, existing rear composite deck & front roof-over patio exceeding maximum gross floor area than permitted by Ordinance.

W/s/o E. Park Dr., S/o Hay Path Rd., a/k/a 3 E. Park Drive, Old Bethpage, NY

SEC. 47**BLK. 71****LOT 2****ZONE R1-10**

HEARING NO. 22**APPEAL NO. 24-439****OLD BETHPAGE**

JUDY MEISEL: Variance to construct two story addition and second story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Simpson Dr., 70 ft. S/o Seton Ct., a/k/a 23 Simpson Drive, Old Bethpage, NY

SEC. 47**BLK. 48****LOT 25****ZONE R1-7**

HEARING NO. 23**APPEAL NO. 24-143 - AMENDMENT****PLAINVIEW**

BHAGATJOT SINGH: Amend Specific Plan as presented for Appeal No. 24-143 and granted by Decision of the Zoning Board of Appeals, dated May 16, 2024 for the submittal of revised plans.

S/s/o Newport Dr., 363.86 ft. W/o Colonial Gate, a/k/a 16 Newport Drive, Plainview, NY

SEC. 13**BLK. 90****LOT 28****ZONE R1-20**

HEARING NO. 24**APPEAL NO. 24-431****GLEN HEAD**

MARTINO MARRAZZO: Variance to allow existing 7.9 ft. by 3.9 ft. non-illuminated wall sign (located on northwest corner of building) exceeding maximum number of wall signs and sign area than permitted by Ordinance.

SE/ cor. of Glen Head Rd. & Railroad Ave., a/k/a 85 Glen Head Road, Glen Head, NY

SEC. 20**BLK. 13****LOT 311****ZONE GB**

HEARING NO. HO 1**APPEAL NO. 24-350****MASSAPEQUA**

TARA LERCH: (A) Variance to allow existing cellar entrance having less average front yard setback (Beverly Road) than permitted by Ordinance. (B) Variance to allow existing 8.1 ft. by 10.1 ft. shed having less front yard setback (Beverly Road) than permitted by Ordinance. (C) Variance to allow existing front portico and platform with steps to grade having less average side/front yard setback (Brewster Road W.) than permitted by Ordinance. (D) Variance to allow existing rear masonry pool deck with masonry pool surrounding having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Beverly Road) and having less setback from pool than permitted by Ordinance.

NE/ cor. Brewster Rd. W. & Beverly Rd., a/k/a 27 Brewster Road W., Massapequa, NY

SEC. 65**BLK. 167****LOT 97****ZONE R1-7**

DECEMBER 9, 2024**BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**