



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

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 *FEBRUARY 11, 2021*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Chapter 246, Section 246-12 of the Code of the Town of Oyster Bay, and New York State Executive Order No. 202.1, et. seq. 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, 54 Audrey Avenue, Oyster Bay, New York, on FEBRUARY 11, 2021, at 7:00 P.M., to be held remotely, and the public has the ability to view or listen to such proceeding via live stream at www.oysterbaytown.com, and that such meeting will be recorded and later transcribed, to consider the following appeal:

MEMBERS OF THE PUBLIC MAY COMMENT ON APPLICATIONS. COMMENTS TO BE HEARD ON THE NIGHT OF THE HEARING AND ENTERED INTO THE RECORD AT THAT TIME MUST BE RECEIVED BY THE ZONING BOARD OF APPEALS BY 4 P.M. WEDNESDAY BEFORE THE HEARING, COMMENTS TO BE ENTERED INTO THE RECORD FOLLOWING THE HEARING MUST BE RECEIVED BY THE NEXT WEDNESDAY FOLLOWING THE HEARING DATE BY 4 P.M.

COMMENTS SHALL BE SENT EITHER:

VIA E-MAIL TO: SCLONINGER@OYSTERBAY-NY.GOV

VIA MAIL TO: ZONING BOARD OF APPEALS
74 Audrey Avenue
Oyster Bay, NY 11771

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 19-582 - AMENDMENT

JERICHO

IMRAN ISMAIL: Amend Specific Plan as presented for Appeal No. 19-582 and granted by Decision of the Zoning Board of Appeals, dated November 21, 2019, for the submittal of as built construction plans.

N/s/o Dewey St., 150 ft. E/o Leahy St., a/k/a 103 Dewey Street, Jericho, NY

SEC. 11 BLK. 356 LOT 30 ZONE R1-10

HEARING NO. RC 2

APPEAL NO. 72-158 - AMENDMENT

BETHPAGE

KEMAL LIMANI: Amend Specific Plan as presented for Appeal No. 72-158 and granted by Decision of the Zoning Board of Appeals, dated July 5, 1972 and amended by Decision of the Zoning Board of Appeals, dated October 4, 2007, to allow existing roof over patio to remain.

S/s/o Thorne Ct., E/o Thorne Dr., a/k/a 6 Thorne Court, Bethpage, NY

SEC. 47 BLK. D LOT 119 ZONE R1-10

HEARING NO. RC 3**APPEAL NO. 18-194 - AMENDMENT****HICKSVILLE**

NINA REGINELLA: Amend Specific Plan as presented for Appeal No. 18-194 and granted by Decision of the Zoning Board of Appeals, dated May 10, 2018, to allow existing addition having less side yard setback and rear yard setback.

S/s/o Bridge Ln., 97 ft. W/o Beacon Ln., a/k/a 7 Bridge Lane, Hicksville, NY

SEC. 45**BLK. 372****LOT 1****ZONE R1-7**

HEARING NO. RC 4**APPEAL NO. 19-562 - AMENDMENT****GLEN HEAD**

MICHAEL A. MONTESANO: Amend Specific Plan as presented for Appeal No. 19-562 and granted by Decision of the Zoning Board of Appeals, dated November 7, 2019, for the submittal of as built construction plans.

N/s/o Frost Pond Rd., 431.46 ft. W/o Viola Dr., a/k/a 313 Frost Pond Road, Glen Head, NY

SEC. 23**BLK. 36****LOT 13****ZONE R1-10**

HEARING NO. RC 5**APPEAL NO. 02-456 - AMENDMENT****HICKSVILLE**

RENEE GLICK: (A) Amend Decision of Zoning Board of Appeals, dated September 19, 2002 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership and 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 Haverford Rd., 112.84 ft. S/o Hollins Rd., a/k/a 64 Haverford Road, Hicksville, NY

SEC. 12**BLK. 344****LOT 7****ZONE R1-7**

HEARING NO. 1**APPEAL NO. 21-46****MASSAPEQUA**

THOMAS BREW: (A) Variance to construct widened driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing second story addition having less roof pitch than permitted by Ordinance.

N/s/o Cedar St., 150 ft. E/o Forest Ave., a/k/a 45 Cedar Street, Massapequa, NY

SEC. 57**BLK. 193****LOT 102****ZONE R1-7**

HEARING NO. 2**APPEAL NO. 21-47****MASSAPEQUA**

PATRICK & HEATHER BISHOP: (A) Variance to allow existing portico having less average front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plans as presented for Appeal No. 5798 and granted by Decision of the Zoning Board of Appeals, dated October 25, 1956 and for Appeal No. 04-344 and granted by Decision of the Zoning Board of Appeals, dated August 12, 2004.

N/s/o New York Ave., 270.86 ft. E/o Seaford Ave., a/k/a 17 New York Avenue, Massapequa, NY

SEC. 52**BLK. 249****LOT 1523****ZONE R1-7**

HEARING NO. 3**APPEAL NO. 21-48****MASSAPEQUA**

ROBERT HOLUB: (A) Variance to allow existing one story addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing dwelling, enclosed porch and one story addition having less side yard setback than permitted by Ordinance. (C) Variance to allow existing dwelling having less aggregate side yards than permitted by Ordinance. (D) Variance to allow existing enclosed porch and bay window having less rear yard setback than permitted by Ordinance; also encroachment of eave and gutter. (E) Variance to allow existing enclosed porch, one story addition, front platform with steps and dwelling exceeding maximum building coverage than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 96-230 and granted by Decision of the Zoning Board of Appeals, dated July 11, 1996.

N/s/o Sutton Pl., 299.9 ft. E/o Alhambra Rd., a/k/a 9 Sutton Place, Massapequa, NY

SEC. 65**BLK. 170****LOT 836****ZONE R1-7**

HEARING NO. 4**APPEAL NO. 21-49****NORTH MASSAPEQUA**

CARMELA FRASER: (A) Variance to allow existing wood deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow existing air conditioning units having less side yard setback than permitted by Ordinance.

N/s/o N. Iowa Ave., 58.2 ft. E/o N. Rosemary Dr., a/k/a 369 N. Iowa Ave., N. Massapequa, NY

SEC. 52**BLK. 46****LOT 76****ZONE R1-7**

HEARING NO. 5**APPEAL NO. 21-50****FARMINGDALE**

VINCENT ZACCARIO: (A) Variance to allow existing 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.

S/s/o 6th Ave., 100 ft. W/o Woodward Pkwy., a/k/a 22 6th Avenue, Farmingdale, NY

SEC. 48**BLK. 243****LOT 6****ZONE R1-7**

HEARING NO. 6**APPEAL NO. 21-51****FARMINGDALE**

CAROLE FERRARA: (A) Variance to allow existing front steps and landing having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing raised paver patio abutting dwelling and surrounding semi in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing pool filter having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Florgate Rd., S/o Miller Rd., a/k/a 38 Florgate Road, Farmingdale, NY

SEC. 49**BLK. 265****LOT 2****ZONE R1-7**

HEARING NO. 7**APPEAL NO. 21-52****FARMINGDALE**

FERNE CANO 2018 IRREVOCABLE TRUST: (A) Variance to allow existing one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing circular driveway having less front yard setback and side yard setback than permitted by Ordinance.

N/s/o Regina Rd., 55.7 ft. W/o Lenore Ln., a/k/a 1 Regina Road, Farmingdale, NY

SEC. 49**BLK. 261****LOT 9****ZONE R1-7**

HEARING NO. 8

APPEAL NO. 21-53

FARMINGDALE

SPENCER & ALLISON WHITE: (A) Variance to construct rear roof over having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 63-166 and granted by Decision of the Zoning Board of Appeals, dated May 9, 1963.

S/s/o 3rd Ave., 240 ft. W/o Woodward Pkwy., a/k/a 26 3rd Avenue, Farmingdale, NY
SEC. 48 BLK. 240 LOT 13 ZONE R1-7

HEARING NO. 9

APPEAL NO. 21-54

BETHPAGE

JULIE GUEVARA: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance for parking in required front yard.

E/s/o Stewart Ave., 406.5 ft. N/o Emma St., a/k/a 374 Stewart Avenue, Bethpage, NY
SEC. 49 BLK. 145 LOT 89 ZONE R1-7

HEARING NO. 10

APPEAL NO. 21-55

BETHPAGE

DIANE BERGER: (A) Variance for the expansion of PARENT/CHILD residence. (B) Variance to construct one story addition below existing second story addition having less side yard setback than permitted by Ordinance. (C) Variance to construct egress well having less side yard setback than permitted by Ordinance. (D) Variance to allow two (2) existing air conditioning units having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 02-573 and granted by Decision of the Zoning Board of Appeals, dated January 16, 2003.

N/s/o Normandy Dr., 223.1 ft. E/o Seitz Dr., a/k/a 10 Normandy Drive, Bethpage, NY
SEC. 49 BLK. 193 LOT 14 ZONE R1-7

HEARING NO. 11

APPEAL NO. 21-56

HICKSVILLE

CHUNYAN ZHANG: (A) Variance to allow existing one story addition having less side yard setback, aggregate side yard, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 71-118 and granted by Decision of the Zoning Board of Appeals, dated April 22, 1971.

E/s/o Alpine Ln., 136.22 ft. S/o Acre Ln., a/k/a 9 Alpine Lane, Hicksville, NY
SEC. 45 BLK. 356 LOT 39 ZONE R1-7

HEARING NO. 12

APPEAL NO. 21-57

HICKSVILLE

JEFFREY & DONNA LANNING: (A) Variance to construct rear roof over having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 13-67 and granted by Decision of the Zoning Board of Appeals, dated March 21, 2013.

N/s/o Cambridge Dr., 758.40 ft. W/o Haverford Rd., a/k/a 109 Cambridge Drive, Hicksville, NY
SEC. 12 BLK. 331 LOT 35 ZONE R1-7

HEARING NO. 13**APPEAL NO. 21-58****HICKSVILLE**

THOMAS & GAIL SNEYD: (A) Variance to construct rear addition and rear roofed-over landing with steps to grade 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 construct rear addition, rear roofed-over landing and steps to grade and existing small shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing small shed having less side yard setback and rear yard setback than permitted by Ordinance.

W/s/o Spruce St., 180 ft. S/o Chestnut St., a/k/a 20 Spruce Street, Hicksville, NY

SEC. 12**BLK. 250****LOT 50****ZONE R1-7**

HEARING NO. 14**APPEAL NO. 21-59****HICKSVILLE**

ROBERT STEINHARDT: (A) Variance to allow existing wood deck having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear roof-over and shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing rear roof-over and wood deck exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 95-174 and granted by Decision of the Zoning Board of Appeals, dated May 18, 1995.

N/s/o N. Woodbine Dr., 183.09 ft. E/o Mayflower Dr., a/k/a 69 N. Woodbine Drive, Hicksville, NY

SEC. 46**BLK. 509****LOT 8****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 21-60****PLAINVIEW**

CHIH HSIANG LIANG: (A) Variance to allow existing rear, raised composite wood deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side/front yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 13-382 and granted by Decision of the Zoning Board of Appeals, dated November 21, 2013.

SW/ cor. of Capri Gate & Old Bethpage Rd., a/k/a 7 Capri Gate, Plainview, NY

SEC. 47**BLK. 36****LOT 1****ZONE R1-7**

HEARING NO. 16**APPEAL NO. 21-61****PLAINVIEW**

LEON & JOAN GARDNER: Variance to allow existing deck having less side yard setback than permitted by Ordinance.

E/s/o Lex Ave., 415.09 ft. N/o Deb St., a/k/a 29 Lex Avenue, Plainview, NY

SEC. 46**BLK. 558****LOT 16****ZONE R1-7**

HEARING NO. 17**APPEAL NO. 21-62****PLAINVIEW**

MATTHEW MOSKOWITZ: Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

N/s/o Eton Pl., W/o Amherst Dr., a/k/a 17 Eton Place, Plainview, NY

SEC. 12**BLK. 609****LOT 5****ZONE R1-7**

HEARING NO. 18

APPEAL NO. 21-63

JERICO

QISHU LIN: Variance to construct new dwelling having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

NW/ cor. of Hazelwood Dr. & Hazelwood Ct, a/k/a 75 Hazelwood Drive, Jericho, NY
SEC. 12 BLK. 543 LOT 11 ZONE R1-10

HEARING NO. 19

APPEAL NO. 21-64

SYOSSET

KENNETH MARKOWITZ: (A) Variance to allow existing portico, one story addition and shed exceeding maximum building coverage than permitted by Ordinance (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

W/s/o Donald Dr., 71.37 ft. S/o Debra Pl., a/k/a 26 Donald Drive, Syosset, NY
SEC. 15 BLK. 177 LOT 1 ZONE R1-10

HEARING NO. 20

APPEAL NO. 21-65

SYOSSET

DEBORAH KIMBALL: (A) Variance to construct one story addition and covered porch having less average front yard setback (Sagamore Drive) than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

SW/ cor. of Sagamore Dr. & Stratford Pl., a/k/a 110 Sagamore Drive, Syosset, NY
SEC. 25 BLK. 52 LOT 9 ZONE R1-1A

HEARING NO. 21

APPEAL NO. 21-66

SYOSSET

RADPARVAR DARIUSH: Variance to allow existing rear addition having less rear yard setback than permitted by Ordinance.

N/s/o Cold Spring Rd., W/o Townsend Dr., a/k/a 187 Cold Spring Road, Syosset, NY
SEC. 25 BLK. C01 LOT 952 ZONE R1-1A

HEARING NO. HO 1

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 2

APPEAL NO. 20-445

GLENWOOD LANDING

MCAREE IRREVOCABLE TRUST: Variance to construct deck having less aggregate side yards than permitted by Ordinance.

W/s/o Maple St., 280 ft. S/o Walnut St., a/k/a 12 Maple Street, Glenwood Landing, NY
SEC. 20 BLK. P LOT 225 ZONE R1-7

HEARING NO. HO 3

APPEAL NO. 21-4

MASSAPEQUA

ANTONIO & ANTONIETTA CAPELLA: (A) Variance to allow existing dwelling having less first floor elevation than permitted by Ordinance. (B) Amend Specific Plans as presented 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.

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

FEBRUARY 1, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK