



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

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 **JUNE 25, 2020**, 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 **JUNE 25, 2020**, 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. THE DATE OF 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. 98-636 - AMENDMENT **PLAINVIEW**

DEBRA THAW-TETENS: (A) Amend Decision of Zoning Board of Appeals, dated October 29, 1998 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.

S/s/o Main Pkwy. W., 135 ft. E/o Oak Dr., a/k/a 201 Main Parkway West, Plainview, NY
SEC. 12 BLK. 59 LOT 39 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 86-613 - AMENDMENT **BETHPAGE**

PATRICK MCCARTHY: (A) Amend Decision of Zoning Board of Appeals, dated December 18, 1986 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.

W/s/o S. Sixth St., 219 ft. S/o Sherman Ave., a/k/a 133 S. Sixth Street, Bethpage, NY
SEC. 46 BLK. 17 LOT 63 ZONE R1-6

HEARING NO. RC 3**APPEAL NO. 07-515 - AMENDMENT****MASSAPEQUA**

SUSAN MCCABE: Amend Specific Plan as presented for Appeal No. 07-515 and granted by Decision of the Zoning Board of Appeals, dated November 15, 2007, to allow existing shed with less side yard and existing driveway with less side yard to remain.

SE/ cor. of Surrey Ln. & Birch Ln., a/k/a 3 Surrey Lane, Massapequa, NY

SEC. 48**BLK. 542****LOT 1****ZONE R1-7**

HEARING NO. 1**APPEAL NO. 20-183****MASSAPEQUA PARK**

ROBERT J. SCHUMACHER: Variance to allow existing aluminum roof over having less side yard setback, aggregate side yards, rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

W/s/o Michele Ter., 482.75 ft. N/o Wendy Ln., a/k/a 43 Michele Terrace, Massapequa Park, NY

SEC. 53**BLK. 173****LOT 7****ZONE R1-7**

HEARING NO. 2**APPEAL NO. 20-184****MASSAPEQUA**

JOHN LICASTRO: (A) Variance to construct rear deck having less side yard setback than permitted by Ordinance. (B) Variance to construct rear deck and allow existing utility room having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 01-588 and granted by Decision of the Zoning Board of Appeals, dated December 13, 2001.

W/s/o Clocks Blvd., 100 ft. N/o Bayville Pl. E., a/k/a 115 Clocks Boulevard, Massapequa, NY

SEC. 66**BLK. 133****LOT 105****ZONE R1-10**

HEARING NO. 3**APPEAL NO. 20-185****MASSAPEQUA**

GARY FRYSZTACKI: (A) Variance to construct second story deck having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 65-229 and granted by Decision of the Zoning Board of Appeals, dated May 20, 1965.

NW/ cor. of Curlew Pl. & Ripplewater Ave., a/k/a 5 Curlew Place, Massapequa, NY

SEC. 66**BLK. 83****LOT 21****ZONE R1-10**

HEARING NO. 4**APPEAL NO. 20-186****MASSAPEQUA**

STEPHEN JONES: (A) Variance to allow existing second story deck with steps to grade having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing bow window having less average side/front yard setback (S. Merrick Road) than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Unqua Road) than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 64-419 and granted by Decision of the Zoning Board of Appeals, dated November 19, 1964.

SE/ cor. of S. Merrick Rd. & Unqua Rd., a/k/a 40 S. Merrick Road, Massapequa, NY

SEC. 66**BLK. 14****LOT 89****ZONE R1-10**

HEARING NO. 5

APPEAL NO. 20-187

MASSAPEQUA

RICHARD RAUFF: Variance to construct new dwelling having less average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Riverdale Ave., 381.38 ft. S/o Carman Pl., a/k/a 27 Riverdale Avenue, Massapequa, NY
SEC. 66 BLK. 126 LOT 43 ZONE R1-10

HEARING NO. 6

APPEAL NO. 20-188

MASSAPEQUA

ROBERT SHAND: (A) Variance to allow existing one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 8 ft. by 12 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

NE/ cor. of Franklin Pl. & Seaford Ave., a/k/a 31 Franklin Place, Massapequa, NY
SEC. 65 BLK. 34 LOT 1148 ZONE R1-7

HEARING NO. 7

APPEAL NO. 20-189

NORTH MASSAPEQUA

STERLING BAINEY: Variance to allow existing 8.3 ft. by 12.2 ft. shed having less front yard setback (N. Central Drive) than permitted by Ordinance.

SW/ cor. of N. Suffolk Ave. & N. Central Ave., a/k/a 238 N. Suffolk Avenue, North Massapequa, NY
SEC. 52 BLK. 120 LOT 92 ZONE R1-7

HEARING NO. 8

APPEAL NO. 20-190

NORTH MASSAPEQUA

ANDREW LONGARO: (A) Variance to install pool equipment having less front yard setback (N. Pine Street) than permitted by Ordinance. (B) Variance to construct shed having less front yard setback than permitted by Ordinance.

NW/ cor. Garden Ave. & N. Pine St., a/k/a 1A Garden Avenue, North Massapequa, NY
SEC. 52 BLK. 336 LOT 18 ZONE R1-7

HEARING NO. 9

APPEAL NO. 20-191

NORTH MASSAPEQUA

BILAL FAIZ: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 06-446 and granted by Decision of the Zoning Board of Appeals, dated October 5, 2006.

S/s/o N. Virginia Ave., E/o E. Service Rd., a/k/a 372 N. Virginia Avenue, North Massapequa, NY
SEC. 52 BLK. 47 LOT 87 ZONE R1-7

HEARING NO. 10**APPEAL NO. 20-192****FARMINGDALE**

CHRISTOPHER LOVASZ: (A) Variance to allow existing front vestibule and front stoop having less average front yard setback 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 raised paver patio with pergola abutting semi-in ground swimming pool having less side yard setback than permitted by Ordinance. (D) Variance to allow existing sheds having less side yard setback than permitted by Ordinance. (E) Variance to allow existing 12.3 ft. by 12.2 ft. shed exceeding maximum height than permitted by Ordinance.

E/s/o Oakdale Blvd., 143 ft. N/o Jervis Ave., a/k/a 83 Oakdale Boulevard, Farmingdale, NY
SEC. 49 BLK. 61 LOT 52 ZONE R1-7

HEARING NO. 11**APPEAL NO. 20-193****BETHPAGE**

LINDA LEEK: (A) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing second floor addition having less average front yard setback than permitted by Ordinance.

S/s/o Central Ave., 579.81 ft. W/o S. Sheridan Ave., a/k/a 415 Central Avenue, Bethpage, NY
SEC. 46 BLK. 245 LOT 598 ZONE R1-6

HEARING NO. 12**APPEAL NO. 20-194****BETHPAGE**

CHRISTOPHER BUONOMO: (A) Variance to construct second story cantilevered addition and porch having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing and to install air conditioning units having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 7.85 ft. by 9.5 ft. shed having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing 10 ft. by 10 ft. shed having less rear yard setback and side yard setback than permitted by Ordinance.

S/s/o Martin Rd. N., E/o Hewmann Pl., a/k/a 81 Martin Road N., Bethpage, NY
SEC. 46 BLK. 506 LOT 18 ZONE R1-7

HEARING NO. 13**APPEAL NO. 20-195****BETHPAGE**

JAGDEEP GREWAL: (A) Variance to allow existing closet addition having less side yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Keats Ct., 63.44 ft. N/o Poe Pl., a/k/a 21 Keats Court, Bethpage, NY
SEC. 51 BLK. 464 LOT 18 ZONE R1-7

HEARING NO. 14**APPEAL NO. 20-196****HICKSVILLE**

SURESH KONDABOLU: (A) Variance to allow existing enclosed front porch having less side yard setback than permitted by Ordinance. (B) Variance to construct one story addition and allow existing enclosed front porch having less aggregate side yards than permitted by Ordinance. (C) Variance to construct second story addition having less aggregate side yards than permitted by Ordinance. (D) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct one story addition and second story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Bay Ave., 78.75 ft. N/o Heitz Pl., a/k/a 39 Bay Avenue, Hicksville, NY
SEC. 12 BLK. 234 LOT 129 ZONE R1-6

HEARING NO. 15

APPEAL NO. 20-197

HICKSVILLE

HELEYSON GIRON: Variance to construct cantilevered second story addition and front covered porch having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Regina St., 164.40 ft. N/o Violet Ave., a/k/a 4 Regina Street, Hicksville, NY

SEC. 12

BLK. 292

LOT 7

ZONE R1-7

HEARING NO. 16

APPEAL NO. 20-198

HICKSVILLE

DAVID KLEIN: Variance to allow existing detached garage exceeding maximum height than permitted by Ordinance.

W/s/o West Ave., 186 ft. N/o Genesee St., a/k/a 43 West Avenue, Hicksville, NY

SEC. 45

BLK. 44

LOT 72

ZONE R1-7

HEARING NO. 17

APPEAL NO. 20-199

PLAINVIEW

STEVEN SCHWARTZ: Variance to allow existing second story deck exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Acorn Ln., 236.83 ft. S/o Chestnut Dr., a/k/a 9 Acorn Lane, Plainview, NY

SEC. 12

BLK. 626

LOT 10

ZONE R1-7

HEARING NO. 18

APPEAL NO. 20-200

WOODBURY

LISA ORGEL: Variance to construct second story rear addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Joyce Ln., 85.06 ft. N/o Glenn Dr., a/k/a 4 Joyce Lane, Woodbury, NY

SEC. 15

BLK. 176

LOT 12

ZONE R1-10

HEARING NO. 19

APPEAL NO. 20-201

SYOSSET

JAY KRINSKY: Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (Sherman Drive) than permitted by Ordinance.

NE/ cor. of Richard Ln. & Sherman Dr., a/k/a 2 Richard Lane, Syosset, NY

SEC. 15

BLK. 148

LOT 38

ZONE R1-10

HEARING NO. 20

APPEAL NO. 20-202

SYOSSET

IRA PLATT: (A) Variance to construct front addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct side addition and one story addition having less aggregate side yards than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

E/s/o Stratford Pl., 216.19 ft. N/o Hickman St., a/k/a 22 Stratford Place, Syosset, NY

SEC. 25

BLK. 54

LOT 13

ZONE R1-1A

HEARING NO. 21

APPEAL NO. 20-203

GLEN HEAD

NEW YORK AMERICAN WATER: (A) Variance to construct accessory building housing a granulated activated carbon treatment facility including four (4) treatment towers. (B) Variance to construct accessory building housing a granulated activated carbon treatment facility including four (4) treatment towers exceeding maximum height than permitted by Ordinance.

N/s/o Roslyn Dr., 100.18 ft. W/o Chestnut Pl., a/k/a Roslyn Drive, Glen Head, NY

SEC. 21

BLK. S

LOT 505

ZONE R1-7

HEARING NO. 22

APPEAL NO. 20-204

GLEN HEAD

MICHAEL KEBER: Variance to erect 6 ft. high fence exceeding maximum height across front yard (Frost Pond Road) than permitted by Ordinance.

NE/ cor. of Cathy Ct. & Frost Pond Rd., a/k/a 1 Cathy Court, Glen Head, NY

SEC. 23

BLK. 34

LOT 26

ZONE R1-10

HEARING NO. HO 1

APPEAL NO. 20-118

NORTH MASSAPEQUA

MARTIN KANE: Variance to construct front porch having less average front yard setback than permitted by Ordinance.

N/s/o N. Utica Ave., 700 ft. W/o N. Central Dr., a/k/a 307 N. Utica Avenue, North Massapequa, NY

SEC. 52

BLK. 68

LOT 435

ZONE R1-7

HEARING NO. HO 2

APPEAL NO. 20-139

BETHPAGE

GOLDEN SUN GROUP LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 121 when 215 parking spaces are required.

E/s/o Broadway, S/o Powell Ave., a/k/a 326 Broadway, Bethpage, NY

SEC. 46

BLK. 635

LOT 25

ZONE GB

JUNE 15, 2020

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK