



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

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 *JULY 11, 2024*, at 7:00 P. M., to consider the following appeals:
BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 24-141

MASSAPEQUA

ALYSON BERMAN: Variance to construct new dwelling on partial new and partial existing foundation with roofed over front porch exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Seneca Dr., 359.28 ft. N/o Cheryl Rd., a/k/a 8 Seneca Drive, Massapequa, NY
SEC. 52 BLK. 442 LOT 14 ZONE R1-7

HEARING NO. 2

APPEAL NO. 24-152

MASSAPEQUA

ROBERTO MEMBRANO: **(A)** Variance to construct greenhouse exceeding maximum gross floor area than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 21-277 and granted by Decision of the Zoning Board of Appeals, dated July 8, 2021.

E/s/o Clocks Blvd., 1528.1 ft. S/o Delta Rd., a/k/a 250 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 31 ZONE R1-10

HEARING NO. 3

APPEAL NO. 24-155

MASSAPEQUA

DAVID VILLANO: **(A)** Variance to allow existing rear wood deck and 8 ft. by 4 ft. shed abutting dwelling having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing 19.95 ft. by 10.1 ft. shed having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing rear wood deck having less rear yard setback than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 12-128 and granted by Decision of the Zoning Board of Appeals, dated April 19, 2012.

S/s/o Banbury Rd., 153.38 ft. W/o Hunter Ridge Rd. E., a/k/a 316 Banbury Road, Massapequa, NY
SEC. 52 BLK. 508 LOT 8 ZONE R1-7

HEARING NO. 4

APPEAL NO. 24-177

MASSAPEQUA

MICHAEL SINGH: **(A)** Variance to install oil tank having less side/front yard setback (Colonial Drive) than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Colonial Drive) than permitted by Ordinance. **(C)** Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. **(D)** Variance to allow existing shed having less rear yard setback and side yard setback than permitted by Ordinance.

NE/ cor. of Dover St. & Colonial Dr., a/k/a 68 Dover Street, Massapequa, NY
SEC. 53 BLK. 12 LOT 1 ZONE R1-10

HEARING NO. 5**APPEAL NO. 24-193****MASSAPEQUA**

ANJ REALTY: (A) Variance to allow an existing two-family dwelling to remain. (B) Variance to allow an existing two-family dwelling having less lot area than permitted by Ordinance. (C) Variance to allow an existing two-family dwelling to be non-owner occupied. (D) Variance to allow existing one story addition and roofed over front porch having less average front yard setback (New York Avenue) and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to allow existing one story addition exceeding maximum gross floor area than permitted by Ordinance.

SE/ cor. of Forest Ave. & New York Ave., a/k/a 512 Forest Avenue, Massapequa, NY
SEC. 52 BLK. 264 LOT 2533 ZONE R1-7

HEARING NO. 6**APPEAL NO. 24-227****MASSAPEQUA**

MICHAEL BIFOLCO: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o New Hampshire Ave., E/o Doris Pl., a/k/a 249 New Hampshire Avenue, Massapequa, NY
SEC. 48 BLK. 102 LOT 51 ZONE R1-7

HEARING NO. 7**APPEAL NO. 24-156****FARMINGDALE**

SHAWN KHAN: Variance to allow existing 11.4 ft. by 4 ft. illuminated wall sign exceeding maximum linear frontage of the wall surface and area than permitted by Ordinance.

W/s/o Merritt Dr., N/o Country Ct., a/k/a 180 Merritt Drive, Farmingdale, NY
SEC. 49 BLK. 181 LOT 27 ZONE NB

HEARING NO. 8**APPEAL NO. 63-251 - AMENDMENT****HICKSVILLE**

ESTATE OF HILDA BRADY: Amend Specific Plan as presented for Appeal No. 63-251 and granted by Decision of the Zoning Board of Appeals, dated June 6, 1963 to allow existing finished cellar storage with bath, cellar entrance and portico to remain.

S/s/o Cottage Blvd., W/o Auburn Ln., a/k/a 131 Cottage Boulevard, Hicksville, NY
SEC. 46 BLK. 374 LOT 4 ZONE R1-7

HEARING NO. 9**APPEAL NO. 24-53****HICKSVILLE**

DR. PETER YELIZAR: Variance to install 6 ft. by 2 ft. illuminated wall sign located on East side of building (facing South Oyster Bay Road) exceeding maximum area than permitted by Ordinance.

W/s/o S. Oyster Bay Rd., 190 ft. N/o Meran Pl., a/k/a 386 S. Oyster Bay Road, Hicksville, NY
SEC. 12 BLK. 294 LOT 44 ZONE RO

HEARING NO. 10**APPEAL NO. 24-151****HICKSVILLE**

IBRAHIM MASHRIQI: (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 construct two story addition and second story addition having less roof pitch and exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to install pool equipment having less side yard setback than permitted by Ordinance.

SE/ cor. of 6th St. & Jerusalem Ave., a/k/a 151 6th Street, Hicksville, NY
SEC. 46 BLK. 272 LOT 103 ZONE R1-7

HEARING NO. 11**APPEAL NO. 24-171****HICKSVILLE**

INK PROPERTIES LLC: Variance to construct an establishment located in a non-residence district which is within 100 ft. of residence district exceeding maximum of hours of operation than permitted by Ordinance.

N/s/o W. Old Country Rd., 411 ft. E/o Charlotte Ave., a/k/a 506 W. Old Country Rd., Hicksville NY
SEC. 11 BLK. H LOT 476 ZONE GB

HEARING NO. 12**APPEAL NO. 24-237****HICKSVILLE**

SHABIH UDIN QURESHI: (A) Variance to allow existing front walk out bay window having less average front yard setback (Arnold Street) than permitted by Ordinance. (B) Variance to allow existing one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing one story addition, side/front roofed over porch with steps to grade and to construct front covered porch exceeding maximum building coverage than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 63-550 and granted by Decision of the Zoning Board of Appeals, dated February 15, 1963.

SE/ cor. of Arnold St. & Jonathan Ave., a/k/a 19 Arnold Street, Hicksville, NY
SEC. 46 BLK. 286 LOT 63 ZONE R1-7

HEARING NO. 13**APPEAL NO. 24-158****PLAINVIEW**

DAVID WOLFSTEIN: (A) Variance to allow existing 9.96 ft. by 31.71 ft. rear addition having less side/front yard setback (Orchard Street) than permitted by Ordinance. (B) Variance to allow existing 9.96 ft. by 31.71 ft. rear addition and front portico exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing 6 ft. high stockade fence exceeding maximum height across side/front yard (Orchard Street) than permitted by Ordinance.

SW/ cor. of Nassau Ave. & Orchard St., a/k/a 73 Nassau Avenue, Plainview, NY
SEC. 12 BLK. 34 LOT 35 ZONE R1-7

HEARING NO. 14**APPEAL NO. 24-165****PLAINVIEW**

GERSHON ALLWEISS: (A) Variance to allow existing 10 ft. by 12.1 ft. shed having less rear yard setback and side yard setback than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required. (C) Variance to allow existing 4 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Elmwood St. & Ontario Ave., a/k/a 78 Elmwood Street, Plainview, NY
SEC. 12 BLK. 2 LOT 61 ZONE R1-7

HEARING NO. 15**APPEAL NO. 24-169****PLAINVIEW**

VINAY BINDIGANA VELE: (A) Variance to construct second story addition with cantilever having less aggregate side yards than permitted by Ordinance. (B) Variance to construct second story addition with cantilever and portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Wendell St., 240 ft. E/o S. Oyster Bay Rd., a/k/a 9 Wendell Street, Plainview, NY
SEC. 12 BLK. 38 LOT 113 ZONE R1-7

HEARING NO. 16**APPEAL NO. 24-235****PLAINVIEW**

HOU FAEL CHIU: (A) Variance to construct 16 ft. by 34 ft. rectangular shaped in-ground swimming pool with inside corner steps having less side yard setback than permitted by Ordinance. (B) Variance to install diving board (with swimming pool) having less rear yard setback than permitted by Ordinance. (C) Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Miriam Lane) than permitted by Ordinance.

SE/ cor. of Vegas Ct. & Miriam Ln., a/k/a 1 Vegas Court, Plainview, NY

SEC. 47**BLK. 151****LOT 41****ZONE R1-10**

HEARING NO. 17**APPEAL NO. 24-228 - AMENDMENT****WOODBURY**

GALINA YUSIM: Amend Specific Plan as presented for Appeal No. 12-416 and granted by Decision of the Zoning Board of Appeals, dated November 15, 2012 to allow construct one story addition with rooftop terrace.

SE/ cor. of Hillside Ave. & 1st St., a/k/a 12 Hillside Avenue, Woodbury, NY

SEC. 14**BLK. 24****LOT 44****ZONE R1-10**

HEARING NO. 18**APPEAL NO. 23-224 - AMENDMENT****SYOSSET**

WILLIAM VOHS: Amend Specific Plan as presented for Appeal No. 23-224 and granted by Decision of the Zoning Board of Appeals, dated May 18, 2023 to allow existing 6 ft. high fence to be 6 ft. along Miller Boulevard.

SE/ cor. of Richard Ln. & Miller Blvd., a/k/a 14 Richard Lane, Syosset, NY

SEC. 15**BLK. 147****LOT 1****ZONE R1-10**

HEARING NO. 19**APPEAL NO. 24-167****SYOSSET**

PAN ZHEN: Variance to allow existing deck having less rear yard setback than permitted by Ordinance.

N/s/o Mesa Rd., 193.68 ft. E/o Comet Rd., a/k/a 22 Mesa Road, Syosset, NY

SEC. 12**BLK. 504****LOT 12****ZONE R1-7**

HEARING NO. 20**APPEAL NO. 24-164****GLENWOOD LANDING**

CHRIS BARTLETT: Variance to allow two (2) existing air conditioning units having less side yard setback than permitted by Ordinance.

S/s/o Kissam Ln., 171.64 ft. E/o Cody Ave., a/k/a 97 Kissam Lane, Glenwood Landing, NY

SEC. 21**BLK. 44****LOT 8****ZONE R1-7**

HEARING NO. 21**APPEAL NO. 24-176****LOCUST VALLEY**

MEGAN CASHMAN: (A) Variance to construct 42.42 ft. by 44.67 ft. new dwelling on partial new and partial existing foundation having less side yard setback, aggregate side yards, rear yard setback and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 8.3 ft. by 10.3 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Pershing Ave., 415.99 ft. E/o Oyster Bay Rd., a/k/a 41 Pershing Avenue, Locust Valley, NY

SEC. 29**BLK. 1****LOT 119****ZONE R1-7**

HEARING NO. HO 1

APPEAL NO. 24-107

HICKSVILLE

70 E. OLD COUNTRY LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 27 when 46 parking spaces are required.

NE/ cor. of Old Country Rd. & Kraemer St., a/k/a 70 Old Country Road, Hicksville, NY
SEC. 12 BLK. 185 LOT 80 ZONE NB

JULY 1, 2024

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK