



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* - LEWIS J. YEVOLI
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 **JANUARY 5, 2023**, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. RC 1

APPEAL NO. 22-42 - AMENDMENT

NORTH MASSAPEQUA

KELLY KANNAVOS: Amend Specific Plan as presented for Appeal No. 22-42 and granted by Decision of the Zoning Board of Appeals, dated February 3, 2022, to remove condition to install 3 ft. high fence along driveway.

N/s/o N. Queens Ave., 477 ft. E/o Dogwood Pl., a/k/a 447 N. Queens Avenue, North Massapequa, NY
SEC. 52 BLK. 402 LOT 14 ZONE R1-7

HEARING NO. RC 2

APPEAL NO. 99-550 - AMENDMENT

BETHPAGE

JOHN MCGLYNN: Amend Specific Plan as presented for Appeal No. 99-550 and granted by Decision of the Zoning Board of Appeals, dated January 20, 2000, to construct finished cellar storage with cellar entrance.

N/s/o Jackson Ave., 223.30 ft. E/o N. Sheridan Ave., 26 Jackson Avenue, Bethpage
SEC. 46 BLK. 323 LOT 269 ZONE R1-6

HEARING NO. 1

APPEAL NO. 23-1

MASSAPEQUA

NICOLE DRAGHI: Variance to allow existing rear wood deck having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance.

S/s/o Jerusalem Ave., 60 ft. E/o Reed Pl., a/k/a 260 Jerusalem Avenue, Massapequa, NY
SEC. 48 BLK. 93 LOT 4 ZONE R1-7

HEARING NO. 2

APPEAL NO. 23-2

MASSAPEQUA

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

NW/ cor. of Forest Ave. & Orchard St., a/k/a 312 Forest Avenue, Massapequa, NY
SEC. 57 BLK. 185 LOT 74 ZONE R1-7

HEARING NO. 3

APPEAL NO. 23-3

MASSAPEQUA

RALPH & SUSAN WETZEL: Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

E/s/o Ensign Dr., 256.45 ft. W/o Admiral Rd., a/k/a 7 Ensign Drive, Massapequa, NY
SEC. 65 BLK. 243 LOT 26 ZONE R1-7

HEARING NO. 4**APPEAL NO. 23-4****NORTH MASSAPEQUA**

ROBERT SOLIMINE: (A) Variance to allow existing rear attached roof over patio exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o N. Atlanta Ave., 420 ft. E/o N. Central Ave., a/k/a 275 N. Atlanta Ave., North Massapequa, NY
SEC. 52 BLK. 65 LOT 1574 ZONE R1-7

HEARING NO. 5**APPEAL NO. 23-5****NORTH MASSAPEQUA**

WILLIAM RODGERS: (A) Variance to allow existing enclosed sunroom to family room with steps to grade exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

S/s/o N. Kentucky Ave., 300 ft. E/o N. Bleecker Dr., a/k/a 232 N. Kentucky Ave., N. Massapequa, NY
SEC. 52 BLK. 14 LOT 53 ZONE R1-7

HEARING NO. 6**APPEAL NO. 23-6****NORTH MASSAPEQUA**

COLIN MCGUIRE: (A) Variance to construct and allow existing second story additions having less average front yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second story addition having less side yard setback than permitted by Ordinance. (C) Variance to allow existing raised concrete paver pool deck having less rear yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 98-604 and granted by Decision of the Zoning Board of Appeals, dated October 15, 1998.

E/s/o N. Bay Ave., 70 ft. N/o Beech St., a/k/a 952 N. Bay Avenue, North Massapequa, NY
SEC. 52 BLK. 92 LOT 72 ZONE R1-7

HEARING NO. 7**APPEAL NO. 23-7****NORTH MASSAPEQUA**

STEPHANIE FAHY: (A) Variance to construct cantilevered second story addition having less average side/front yard setback (N. Central Drive) than permitted by Ordinance. (B) Variance to allow existing hot tub having less side yard setback 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 5 ft. high PVC fence exceeding maximum height across front yard (N. Idaho Avenue) than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (N. Central Drive) than permitted by Ordinance.

SW/ cor. of N. Central Dr. & N. Idaho Ave., a/k/a 425 N. Central Dr., North Massapequa, NY
SEC. 52 BLK. 28 LOT 57 ZONE R1-7

HEARING NO. 8**APPEAL NO. 23-8****FARMINGDALE**

MARIE LYONS: (A) Variance to construct roofed over patio having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Diana Drive) than permitted by Ordinance. (D) Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Eagle Ln. & Diana Dr., a/k/a 23 Eagle Lane, Farmingdale, NY
SEC. 48 BLK. 297 LOT 68 ZONE R1-7

HEARING NO. 9**APPEAL NO. 23-9****HICKSVILLE**

DAVE & ANILDA SINGH: (A) Variance to construct second story addition having less average front yard setback (Myers Avenue) and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 20 inch stone wall with 4 ft. high PVC fence atop exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (C) Variance to allow existing 20-42 inch stone wall with 4 ft. high PVC fence atop exceeding maximum height across side/front yard (Indiana Street) than permitted by Ordinance. (D) Variance to allow existing 18 inch stone wall with 4 ft. high PVC fence atop exceeding maximum height across front yard (Myers Avenue) than permitted by Ordinance. (E) Amend Specific Plans as presented for Appeal No. 69-359 and granted by Decision of the Zoning Board of Appeals, dated September 11, 1969 and for Appeal No. 94-320 and granted by Decision of the Zoning Board of Appeals, dated August 17, 1994.

SW/ cor. of Myers Ave. & Indiana St., a/k/a 63 Myers Avenue, Hicksville, NY

SEC. 11

BLK. 270

LOT 25

ZONE R1-7

HEARING NO. 10**APPEAL NO. 23-10****HICKSVILLE**

RICARDO GONZALEZ: (A) Variance to reconstruct a new dwelling having less average side/front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing canopy abutting proposed cabana having less side/front yard setback, exceeding maximum rear yard coverage, accessory coverage and building coverage of the principal building than permitted by Ordinance. (C) Variance to convert existing garage to cabana without pool or beach access. (D) Variance to erect 6 ft. high stockade fence exceeding maximum height across side/front yard and within 30 ft. of intersection than permitted by Ordinance. (E) Variance to allow existing air conditioning unit behind proposed cabana exceeding maximum encroachment into side yard and having less rear yard setback than permitted by Ordinance.

SE/ cor. of S. Fordham Rd. & Belmart Rd., a/k/a 119 S. Fordham Road, Hicksville, NY

SEC. 46

BLK. 536

LOT 29

ZONE R1-7

HEARING NO. 11**APPEAL NO. 23-11****PLAINVIEW**

DANIEL COOPER: (A) Variance to construct front roof over exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 12-330 and granted by Decision of the Zoning Board of Appeals, dated September 6, 2012.

S/s/o Robin Ln., 168.20 ft. E/o Plainview Rd., a/k/a 6 Robin Lane, Plainview, NY

SEC. 13

BLK. 54

LOT 3

ZONE R1-7

HEARING NO. 12**APPEAL NO. 23-12****PLAINVIEW**

SAPAN MUKHATIYAR: (A) Variance to construct rear one story addition (East) and rear two story addition (West) exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story rear addition (East), two story addition (East), two story addition (West) and two rear platforms with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Northern Pkwy. W., 75 ft. E/o John St., a/k/a 81 Northern Pkwy. W., Plainview, NY

SEC. 12

BLK. 63

LOT 84

ZONE R1-7

HEARING NO. 13**APPEAL NO. 23-13****SYOSSET**

CHIEN HSU & BEIBEI ZHANG: (A) Variance to allow existing in-ground swimming pool having less front yard setback and side yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter and heater having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 92-217 and granted by Decision of the Zoning Board of Appeals, dated June 25, 1992.

S/s/o Hickman Ct., W/o Berry Hill Rd., a/k/a 2 Hickman Court, Syosset, NY

SEC. 25**BLK. 53****LOT 19****ZONE R1-10**

HEARING NO. 14**APPEAL NO. 23-14****SYOSSET**

PAUL LEWIS: Variance to construct new dwelling having less width of lot at front lot line, width of lot at required rear yard and exceeding maximum lot area than permitted by Ordinance.

E/s/o Split Rock Rd., 283 ft. S/o Church St., a/k/a Split Rock Road, Syosset, NY

SEC. 25**BLK. 9****LOT 15****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 23-15****SYOSSET**

MICHAEL R. LESSE: (A) Variance to install semi in-ground swimming pool attached to deck abutting dwelling having less rear yard setback than permitted by Ordinance. (B) Variance to construct side platform with steps to grade having less aggregate side yards than permitted by Ordinance. (C) Variance to construct rear screened-in room and rear one story addition exceeding maximum building coverage than permitted by Ordinance.

W/s/o Lesley Dr., 74.67 ft. N/o Betty St., a/k/a 28 Lesley Drive, Syosset, NY

SEC. 15**BLK. 164****LOT 23****ZONE R1-10**

HEARING NO. HO 1**APPEAL NO. 22-463****MASSAPEQUA**

JOSEPH COMMISSO: (A) Variance to propose alterations of two-family dwelling. (B) Amend Specific Plan as presented for Appeal No. 64-761 and granted by Decision of the Zoning Board of Appeals, dated January 7, 1965.

N/s/o New Hampshire Ave., W/o Hicksville Rd., a/k/a 59 New Hampshire Avenue, Massapequa, NY

SEC. 52**BLK. 137****LOT 25****ZONE R1-7**

HEARING NO. HO 2**APPEAL NO. 22-498****OYSTER BAY**

MICHAEL LORUSSO: Variance to allow existing garage having less rear yard setback and side yard setback than permitted by Ordinance.

S/s/o Pine Hollow Rd., 200 ft. E/o Pine Dr., a/k/a 117 Pine Hollow Road, Oyster Bay, NY

SEC. 27**BLK. K****LOT 308****ZONE GB**

HEARING NO. HO 3**APPEAL NO. 22-406****HICKSVILLE**

ML PROPERTIES: (A) Variance to construct new dwelling on sub-divided lot having less width of lot than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-174 and granted by Decision of the Zoning Board of Appeals, dated April 11, 2019. **PARCEL A**

N/s/o W. Nicholai St., 219.84 ft. E/o Morgan St., a/k/a 218 W. Nicholai Street, Hicksville, NY

SEC. 11**BLK. 323****LOT 23****ZONE R1-6**

HEARING NO. HO 4

APPEAL NO. 22-407

HICKSVILLE

ML PROPERTIES: (A) Variance to construct new dwelling on sub-divided lot having less width of lot than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-175 and granted by Decision of the Zoning Board of Appeals, dated April 11, 2019. **PARCEL B**

N/s/o W. Nicholai St., 219.84 ft. E/o Morgan St., a/k/a W. Nicholai Street, Hicksville, NY
SEC. 11 BLK. 323 LOT 24 ZONE R1-6

DECEMBER 26, 2022

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK