



**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 - JOHN J. FANNING - REBECCA M. ALESIA

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**PUBLIC HEARING CALENDAR**

**NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS**  
Pursuant to the provisions of *Chapter 246, Article III, Section 246-18-E* 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 16, 2020**, at 7:00 P. M., to consider the following appeals:  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. RC 1**

**APPEAL NO. 74-283- AMENDMENT**

**MASSAPEQUA**

**FRANK FRASCHILLA:** (A) Amend Decision of Zoning Board of Appeals, dated August 7, 1974 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 Chicago Ave., 210 ft. E/o Central Ave., a/k/a 102 Chicago Avenue, Massapequa, NY  
**SEC. 52                                      BLK. 201                                      LOT 2549                                      ZONE R1-7**

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**HEARING NO. RC 2**

**APPEAL NO. 19-395 - AMENDMENT**

**MASSAPEQUA**

**ASHISH K. HANSOTY:** Amend Specific Plan as presented for Appeal No. 19-395 and granted by Decision of the Zoning Board of Appeals, dated August 8, 2019, to erect 6 ft. high fence without angling at southwest corner of property.

SE/ cor. of Toronto Ave. & Bell Pl., a/k/a 214 Toronto Avenue, Massapequa, NY  
**SEC. 48                                      BLK. 98                                      LOT 1                                      ZONE R1-7**

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**HEARING NO. RC 3**

**APPEAL NO. 92-391 - AMENDMENT**

**FARMINGDALE**

**RONALD MANSELLINO:** (A) Amend Decision of Zoning Board of Appeals, dated November 5, 1992 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 First Ave., 320 ft. W/o Woodward Pkwy., a/k/a 30 First Avenue, Farmingdale, NY  
**SEC. 48                                      BLK. 238                                      LOT 79                                      ZONE R1-7**

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**HEARING NO. RC 4**

**APPEAL NO. 19-166 - AMENDMENT**

**NORTH MASSAPEQUA**

**ANTHONY DESTEFANO:** Amend Specific Plan as presented for Appeal No. 19-166 and granted by Decision of the Zoning Board of Appeals, dated April 11, 2019, to allow existing alterations to one story addition and front porch.

SW/ cor. of N. Elm St. & N. Summit Dr., a/k/a 9 N. Summit Drive, North Massapequa, NY  
**SEC. 48                                      BLK. 39                                      LOT 33                                      ZONE R1-7**

**HEARING NO. RC 5**

**APPEAL NO. 18-232 - AMENDMENT**

**MASSAPEQUA**

**MICHAEL BIANCANIELLO:** Amend Specific Plan as presented for Appeal No. 18-232 and granted by Decision of the Zoning Board of Appeals, dated June 21, 2018, to construct covered patio (rear roof over patio).

NW/ cor. of Bay Dr. & Hampton Blvd., a/k/a 119 Bay Drive, Massapequa, NY

**SEC. 65**

**BLK. 129**

**LOT 30**

**ZONE R1-10/OHG**

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**HEARING NO. RC 6**

**APPEAL NO. 75-333- AMENDMENT**

**GREENVALE**

**MIRI FRANKEL:** Amend Specific Plan as presented for Appeal No. 75-333 and granted by Decision of the Zoning Board of Appeals, dated September 25, 1975, to convert existing carport to garage.

N/s/o Helen St., 210 ft. W/o Marion St., a/k/a 3 Helen Street, Greenvale, NY

**SEC. 20**

**BLK. 76**

**LOT 3**

**ZONE R1-15**

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**HEARING NO. 1**

**APPEAL NO. 20-1**

**MASSAPEQUA**

**LAWRENCE GARAFOLA:** (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (B) Variance to construct second story balcony, existing portico and shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second story addition and second story balcony exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to install generator having less side yard setback than permitted by Ordinance.

E/s/o E. Shore Dr., 1000 ft. N/o Community Beach, a/k/a 296 E. Shore Drive, Massapequa, NY

**SEC. 66**

**BLK. 64**

**LOT 57**

**ZONE R1-10**

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**HEARING NO. 2**

**APPEAL NO. 20-2**

**MASSAPEQUA**

**SALVATORE ELVEZIO:** (A) Variance to allow existing enclosed carport having less average front yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to allow existing enclosed carport and rear addition having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 14.1 ft. by 10.2 ft. storage shed exceeding maximum height than permitted by Ordinance. (D) Variance to allow existing enclosed carport, rear addition, 14.1 ft. by 10.2 ft. shed and 10.1 ft. by 10 ft. shed exceeding maximum building coverage than permitted by Ordinance.

N/s/o Baltimore Ave., 585.44 ft. E/o Hicksville Rd., a/k/a 87 Baltimore Avenue, Massapequa, NY

**SEC. 52**

**BLK. 178**

**LOT 632**

**ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 20-3**

**NORTH MASSAPEQUA**

**ANNE CACCIOLA:** (A) Variance to construct two story rear addition having less side yard setback than permitted by Ordinance. (B) Variance to allow existing two (2) rear patios and two story rear addition having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing shed having less rear yard setback than permitted by Ordinance; also encroachment of eave and gutter.

W/s/o Magnolia Dr., 90.01 ft. N/o N. Oak St., a/k/a 887 Magnolia Drive, North Massapequa, NY

**SEC. 52**

**BLK. 380**

**LOT 11**

**ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 20-4**

**FARMINGDALE**

**ANTHONY VADEN:** (A) Variance to allow existing swimming pool having less side yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter having less rear yard setback than permitted by Ordinance.

E/s/o Oakdale Blvd., 243 ft. N/o Jervis Ave., a/k/a 79 Oakdale Boulevard, Farmingdale, NY  
SEC. 49                      BLK. 61                      LOT 50                      ZONE R1-7

**HEARING NO. 5**

**APPEAL NO. 20-5**

**BETHPAGE**

**LISA CAPUTO:** (A) Special Use Permit to construct a two-family dwelling. (B) Variance to construct a two-family dwelling having less lot area and habitable area than permitted by Ordinance.

W/s/o Broadway, 351.08 ft. S/o Burkhardt Rd., a/k/a 375 Broadway, Bethpage, NY  
SEC. 46                      BLK. 62                      LOT 1                      ZONE NB

**HEARING NO. 6**

**APPEAL NO. 20-6**

**BETHPAGE**

**PHILIP C. GERACE:** (A) Variance to allow existing front open porch having less average front yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 71-513 and granted by Decision of the Zoning Board of Appeals, dated December 16, 1971.

E/s/o Armon Dr., 269.88 ft. N/o Armon Dr., a/k/a 24 Armon Drive, Bethpage, NY  
SEC. 46                      BLK. 575                      LOT 17                      ZONE R1-7

**HEARING NO. 7**

**APPEAL NO. 20-7**

**BETHPAGE**

**WILLIAM & DONNA ZURA:** Variance to allow existing roof over front porch and rear platform with steps to grade exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Burkhardt Ave., 140 ft. W/o 2<sup>nd</sup> St., a/k/a 77 Burkhardt Avenue, Bethpage, NY  
SEC. 46                      BLK. 3                      LOT 25                      ZONE R1-6

**HEARING NO. 8**

**APPEAL NO. 20-8**

**BETHPAGE**

**PATRICK HANNABERRY:** (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing side door metal awning having less side yard setback than permitted by Ordinance.

N/s/o Oxford Ln., 39.46 ft. W/o Cheshire Rd., a/k/a 4 Oxford Lane, Bethpage, NY  
SEC. 46                      BLK. 372                      LOT 17                      ZONE R1-7

**HEARING NO. 9**

**APPEAL NO. 20-9**

**HICKSVILLE**

**RICHARD DILORENZO:** Variance to construct second floor cantilevered addition having less average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter.

E/s/o Cottage Blvd., 405 ft. N/o Balsam Ln., a/k/a 141 Cottage Boulevard, Hicksville, NY  
SEC. 46                      BLK. 374                      LOT 9                      ZONE R1-7

**HEARING NO. 10****APPEAL NO. 20-10****HICKSVILLE**

**HWA YOUNG KIM:** (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yards (Jerusalem Avenue and Lawrence Street) than permitted by Ordinance. (B) Variance to allow existing 4.50 ft. high fence exceeding maximum height than permitted by Ordinance.

NE/ cor. of Harnat Ct. & Jerusalem Ave., a/k/a 2 Harnat Court, Hicksville, NY

**SEC. 46****BLK. 476****LOT 1****ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 20-11****PLAINVIEW**

**DANIEL RUBINSTEIN:** (A) Variance to construct one story addition having less side yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 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.

W/s/o Janet Dr., 70 ft. N/o Surrey Ln., a/k/a 3 Janet Drive, Plainview, NY

**SEC. 46****BLK. 373****LOT 28****ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 20-12****JERICHO**

**DHARMINDER SINGH:** (A) Variance to construct two story addition, pergola and portico exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct second story addition having less roof pitch than permitted by Ordinance.

W/s/o Wayne St., 135.69 ft. S/o Key Pl., a/k/a 104 Wayne Street, Jericho, NY

**SEC. 11****BLK. 359****LOT 17****ZONE R1-10**

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**HEARING NO. 13****APPEAL NO. 20-13****SYOSSET**

**GLEN & DEBORAH SWIRSON:** Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Ketchams Rd., 234.24 ft. S/o Birchwood Park Dr., a/k/a 133 Ketchams Road, Syosset, NY

**SEC. 12****BLK. 387****LOT 16****ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 20-14****LOCUST VALLEY**

**BARBARA KING:** (A) Variance to construct portico having less side yard setback than permitted by Ordinance. (B) Variance to construct first story additions having less side yard setback and aggregate side yards than permitted by Ordinance. (C) Variance to construct roof over deck having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Birch Hill Rd., 61.62 ft. N/o Davis St., a/k/a 176 Birch Hill Road, Locust Valley, NY

**SEC. 30****BLK. K****LOT 371****ZONE NB**

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**HEARING NO. 15**

**APPEAL NO. 20-15**

**OYSTER BAY**

**DARIO MORALES**: Variance to allow existing deck having less rear yard setback than permitted by Ordinance.

E/s/o Oak Hill Dr., 57.87 ft. N/o Strawberry Pl., a/k/a 65 Oak Hill Drive, Oyster Bay, NY  
**SEC. 27                      BLK. 72                      LOT 3                      ZONE R1-10**

**HEARING NO. 16**

**APPEAL NO. 20-16**

**LOCUST VALLEY**

**MARY MAC DONALD**: Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

E/s/o Birch Hill Rd., 168 ft. N/o Riggs Pl., a/k/a 174 Birch Hill Road, Locust Valley, NY  
**SEC. 30                      BLK. K                      LOT 372                      ZONE NB**

**JANUARY 6, 2020**

**BY ORDER OF THE ZONING BOARD OF APPEALS**

**TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**