



**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 - FLORESTANO GIRARDI  
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**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 23, 2025*, at 7:00 P. M., to consider the following appeals:  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. 1**

**APPEAL NO. 24-456**

**MASSAPEQUA**

**THOMAS LOMONACO**: (A) Variance to construct roof-over outdoor kitchen exceeding maximum building coverage and gross floor area 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. 12-113 and granted by Decision of the Zoning Board of Appeals, dated March 29, 2012.

W/s/o Park Ln., 120.76 ft. N/o Michigan Ave., a/k/a 86 Park Lane, Massapequa, NY  
**SEC. 48                      BLK. 406                      LOT 47                      ZONE R1-6**

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**HEARING NO. 2**

**APPEAL NO. 24-464**

**MASSAPEQUA**

**JOSEPH BALABANICK**: (A) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Marie Place) than permitted by Ordinance. (B) Variance to allow existing addition to detached garage exceeding maximum height and building coverage of the principal building than permitted by Ordinance.

SW/ cor. of Leonard Dr. & Marie Pl., a/k/a 70 Leonard Drive, Massapequa, NY  
**SEC. 65                      BLK. 204                      LOT 7                      ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 24-471**

**MASSAPEQUA**

**MARISSA FERRARO**: (A) Variance to allow existing wood deck having less side yard setback 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 covered front porch deck exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (North Nassau Avenue) than permitted by Ordinance.

NW/ cor. of N. West Blvd. & N. Nassau Ave., a/k/a 841 N. West Blvd., Massapequa, NY  
**SEC. 48                      BLK. 71                      LOT 486                      ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 24-474**

**MASSAPEQUA**

**FRANK VIOLA**: (A) Variance to allow existing detached garage having less side yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o N. Utica Ave., 420 ft. E/o N. Bay Ave., a/k/a 225 N. Utica Avenue, Massapequa, NY  
**SEC. 52                      BLK. 52                      LOT 1854                      ZONE R1-7**

**HEARING NO. 5****APPEAL NO. 24-475****MASSAPEQUA**

**ROBERT HOLZAPFEL:** (A) Variance to allow existing 8.1 ft. by 10 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to construct second story addition and front roofed over porch exceeding maximum building coverage than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 13-59 and granted by Decision of the Zoning Board of Appeals, dated February 21, 2013.

N/s/o Euclid Ave., 61.41 ft. W/o Franklin Ave., a/k/a 121 Euclid Avenue, Massapequa, NY  
**SEC. 52                                      BLK. 198                                      LOT 2                                      ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 24-481****MASSAPEQUA**

**SOUTHSIDE BUILDING CORP.:** (A) Variance to construct new dwelling on vacant lot having less width of lot at street and width of lot from front property line to required rear yard than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 03-328 and granted by Decision of the Zoning Board of Appeals, dated August 7, 2003.

E/s/o Erlwein Ct., 218.90 ft. S/o Merrick Rd., a/k/a Erlwein Court, Massapequa, NY  
**SEC. 66                                      BLK. 137                                      LOT 552                                      ZONE R1-10**

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**HEARING NO. 7****APPEAL NO. 24-482****MASSAPEQUA**

**SOUTHSIDE BUILDING CORP.:** (A) Variance to construct new dwelling on vacant lot having less width of lot at street and width of lot from front property line to required rear yard than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 03-327 and granted by Decision of the Zoning Board of Appeals, dated August 7, 2003.

E/s/o Erlwein Ct., 275 ft. S/o Merrick Rd., a/k/a Erlwein Court, Massapequa, NY  
**SEC. 66                                      BLK. 137                                      LOT 553                                      ZONE R1-10**

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**HEARING NO. 8****APPEAL NO. 24-483****MASSAPEQUA**

**SOUTHSIDE BUILDING CORP.:** (A) Variance to construct new dwelling on vacant lot having less width of lot at street and width of lot from front property line to required rear yard than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 03-329 and granted by Decision of the Zoning Board of Appeals, dated August 7, 2003.

E/s/o Erlwein Ct., 332 ft. S/o Merrick Rd., a/k/a Erlwein Court, Massapequa, NY  
**SEC. 66                                      BLK. 137                                      LOT 554                                      ZONE R1-10**

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**HEARING NO. 9****APPEAL NO. 24-554****MASSAPEQUA**

**RYAN KELLY:** (A) Variance to allow existing outdoor kitchen and roof over having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing roof over and trellis exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Variance to allow existing roof over exceeding maximum height than permitted by Ordinance. (D) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Springdale Ave., 200 ft. N/o Suffolk Rd., a/k/a 23 Springdale Ave., Massapequa, NY  
**SEC. 66                                      BLK. 17                                      LOT 22                                      ZONE R1-10**

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**HEARING NO. 10****APPEAL NO. 24-485****SEAFORD**

**FRANK MAGGI:** (A) Variance to allow existing 14.5 ft. by 16.7 ft. wood deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing raised patio having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 7.9 ft. by 9.6 ft. shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 7.9 ft. by 9.6 ft shed, roof-over front porch, 14.5 ft. by 16.7 ft. wood deck and raised patio exceeding maximum building coverage than permitted by Ordinance. (E) Variance to allow existing roof-over front porch, 14.5 ft. by 16.7 ft. wood deck and raised patio exceeding maximum gross floor area than permitted by Ordinance. (F) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Meadow Ln., 846.09 ft. E/o Douglas Pl., a/k/a 4094 Meadow Lane, Seaford, NY  
**SEC. 52                      BLK. 502                      LOT 5                      ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 24-461****BETHPAGE**

**HOPE DEVELOPMENT II, LLC:** Variance to construct 39.75 ft. by 30.25 ft. new dwelling on existing foundation having less side yard setback and exceeding maximum building coverage than permitted by Ordinance.

W/s/o Seitz Dr., 70 ft. N/o Dennis Ln., a/k/a 56 Seitz Drive, Bethpage, NY  
**SEC. 49                      BLK. 197                      LOT 13                      ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 24-465****BETHPAGE**

**JAY ABELES:** (A) Special Use Permit for an existing home business (Podiatrist) in a one-family dwelling. (B) Variance to reconstruct as a new 32.3 ft. by 43.05 ft. two story one-family dwelling with existing home business on partial new and partial existing foundation having less side yard setback than permitted by Ordinance. (C) Variance to construct driveway having less side yard setback than permitted by Ordinance.

NW/ cor. of Hicksville Rd & Gloria Rd., a/k/a 4136 Hicksville Road, Bethpage, NY  
**SEC. 52                      BLK. 316                      LOT 15                      ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 24-487****BETHPAGE**

**JOANNA CHRISTENSEN:** (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 18-458 and granted by Decision of the Zoning Board of Appeals, dated October 4, 2018.

S/s/o Linden Ave., 710.44 ft. E/o Stewart Ave., a/k/a 31 Linden Avenue, Bethpage, NY  
**SEC. 46                      BLK. 339                      LOT 32                      ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 24-473****HICKSVILLE**

**NICHOLAS SINISCALCHI:** Variance to construct second story addition exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Pollok Pl., 313 ft. S/o Evelyn Dr., a/k/a 138 Pollok Place, Hicksville, NY  
**SEC. 12                      BLK. 426                      LOT 16                      ZONE R1-7**

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**HEARING NO. 15**

**APPEAL NO. 24-476**

**HICKSVILLE**

**CHARANDEEP NANDA:** (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow parking in the required front yard.

S/s/o King St., 67.02 ft. W/o East End Ave., a/k/a 131 King Street, Hicksville, NY  
SEC. 12                      BLK. 297                      LOT 10                      ZONE R1-7

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**HEARING NO. 16**

**APPEAL NO. 24-495**

**HICKSVILLE**

**GING FUN CHENG:** (A) Variance to construct 34.58 ft. by 31.58 ft. new dwelling on partial new and partial existing foundation having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing sheds having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Plainview Rd., 885.21 ft. E/o Gables Rd., a/k/a 303 Plainview Road, Hicksville, NY  
SEC. 12                      BLK. 283                      LOT 48                      ZONE R1-7

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**HEARING NO. 17**

**APPEAL NO. 24-504**

**HICKSVILLE**

**JOSE CUZCO:** (A) Variance to allow existing shed having less side yard setback and exceeding maximum height than permitted by Ordinance. (B) Variance to allow existing front one story addition and carport conversion having less aggregate side yards than permitted by Ordinance. (C) Variance to construct second floor addition having less roof pitch than permitted by Ordinance.

S/s/o Acre Ln., 200 ft. E/o Abode Ln., a/k/a 336 Acre Lane, Hicksville, NY  
SEC. 45                      BLK. 382                      LOT 5                      ZONE R1-7

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**HEARING NO. 18**

**APPEAL NO. 24-581**

**HICKSVILLE**

**BOGUSLAW HINC:** (A) Variance to reconstruct garage and allow existing 7.85 ft. by 12.1 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 7.85 ft. by 12.1 ft. shed having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Winding Rd., 489.11 ft. E/o Shady Ln., a/k/a 18 Winding Road, Hicksville, NY  
SEC. 45                      BLK. 301                      LOT 27                      ZONE R1-7

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**HEARING NO. 19**

**APPEAL NO. 24-493**

**OLD BETHPAGE**

**MARK SAGLIMBENE:** Variance to construct addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

SW/ cor. of Cindy Dr. & Allison Dr., a/k/a 12 Cindy Drive, Old Bethpage, NY  
SEC. 47                      BLK. 110                      LOT 3                      ZONE R1-7

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**HEARING NO. 20**

**APPEAL NO. 24-466**

**PLAINVIEW**

**MYUNG HUN LEE:** Variance to allow existing sunroom exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Plainview Rd., 165.64 ft. S/o Brown Dr., a/k/a 583 Plainview Road, Plainview, NY  
SEC. 47                      BLK. 94                      LOT 14                      ZONE R1-7

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**HEARING NO. 21**

**APPEAL NO. 24-477**

**PLAINVIEW**

**MARK SAGLIMBENE:** Variance to reconstruct as a new one story one-family dwelling on partial existing and partial new foundation having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance.

E/s/o Wensley Rd., 75 ft. N/o Munster Rd, a/k/a 38 Wensley Road, Plainview, NY

**SEC. 12**

**BLK. 390**

**LOT 9**

**ZONE R1-7**  
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**HEARING NO. 22**

**APPEAL NO. 24-486**

**PLAINVIEW**

**DAVID ROMERO GARCIA:** (A) Variance to construct 10 ft. by 26 ft. pergola exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Lutz Road) than permitted by Ordinance.

NE/ cor. of Knickerbocker Rd. & Lutz Rd., a/k/a 63 Knickerbocker Road, Plainview, NY

**SEC. 12**

**BLK. 420**

**LOT 1**

**ZONE R1-7**  
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**HEARING NO. 23**

**APPEAL NO. 24-462**

**JERICO**

**JODIE YORKE:** (A) Variance to allow existing 5.7 ft by 12.1 ft. shed having less front yard setback and side yard setback than permitted by Ordinance. (B) Variance to allow existing 5.7 ft by 12.1 ft. shed and portico exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Oakwood St. & Bounty Ln., a/k/a 15 Oakwood Street, Jericho, NY

**SEC. 12**

**BLK. 515**

**LOT 13**

**ZONE R1-10**  
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**HEARING NO. 24**

**APPEAL NO. 24-484**

**SYOSSET**

**JOSHUA & REBEKA BLOOMGARDEN:** Variance to allow existing bathroom in accessory structure (cabana).

S/s/o Split Rock Ln., 407.66 ft. W/o Split Rock Rd., a/k/a 6 Split Rock Lane, Syosset, NY

**SEC. 25**

**BLK. 59**

**LOT 71**

**ZONE R1-1A**  
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**HEARING NO. 25**

**APPEAL NO. 24-492**

**GLEN HEAD**

**SHEHRAM HEDVAT:** (A) Variance to construct new dwelling having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow parking in the required front yard.

W/s/o High Farms Rd., 128 ft. N/o Hamilton Ct., a/k/a 181 High Farms Road, Glen Head, NY

**SEC. 22**

**BLK. F01**

**LOT 298**

**ZONE R1-1A**  
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**HEARING NO. HO 1**

**APPEAL NO. 24-442**

**MASSAPEQUA**

**LORI MACCARRONE**: (A) Variance to allow existing rear roofed over patio having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to install 16 ft. by 34 ft. rectangular-shaped vinyl lined in-ground swimming pool with 10 ft. by 8 ft. sunledge and 10 ft. by 6 ft. spillover spa having less rear yard setback and side yard setback than permitted by Ordinance. (C) Variance to install pool equipment having less front yard setback than permitted by Ordinance.

S/s/o Brewster Rd., 165.22 ft. W/o Cedar Shore Dr., a/k/a 110 Brewster Road, Massapequa, NY  
**SEC. 65                      BLK. 151                      LOT 16                      ZONE R1-10/OHG**

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**HEARING NO. HO 2**

**APPEAL NO. 24-400**

**GLEN HEAD**

**JOSEPH HINDEN**: Variance to construct roofed over front porch having less average front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Post St., 200 ft. S/o Union Ave., a/k/a 19 Post Street, Glen Head, NY  
**SEC. 20                      BLK. 23                      LOT 48                      ZONE R1-7**

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**JANUARY 13, 2025**

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

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