



**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 - JEROME FITZPATRICK - ANDREW MONTELEONE

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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 *FEBRUARY 3, 2022*, at 7:00 P. M., to consider the following appeals:  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. RC 1**

**APPEAL NO. 21-33 - AMENDMENT**

**NORTH MASSAPEQUA**

**ANTHONY SIMONELLI:** Amend Specific Plan as presented for Appeal No. 21-33 and granted by Decision of the Zoning Board of Appeals, dated February 11, 2021, to allow existing platform with steps to grade with less rear yard setback.

S/s/o Wyngate Dr., 378.99 ft. W/o Peony Dr., a/k/a 232 Wyngate Drive, North Massapequa, NY  
**SEC. 52                      BLK. 366                      LOT 28                      ZONE R1-7**

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**HEARING NO. RC 2**

**APPEAL NO. 18-400 - AMENDMENT**

**HICKSVILLE**

**JOSE PORTILLO:** (A) Amend Decision of Zoning Board of Appeals, dated September 6, 2018 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 Twin Lawns Ave., N/o Sunset Ave., a/k/a 81 Twin Lawns Avenue, Hicksville, NY  
**SEC. 12                      BLK. 174                      LOT 392                      ZONE R1-6**

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**HEARING NO. RC 3**

**APPEAL NO. 65-560 - AMENDMENT**

**NORTH MASSAPEQUA**

**FRANK & LILA FAUSTO:** Amend Specific Plan as presented for Appeal No. 65-560 and granted by Decision of the Zoning Board of Appeals, dated November 23, 1965, to construct rear dormer.

S/s/o N. Nassau Ave., 220 W/o N. Central Ave., a/k/a 248 N. Nassau Ave., North Massapequa, NY  
**SEC. 52                      BLK. 118                      LOT 25                      ZONE R1-7**

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**HEARING NO. 1**

**APPEAL NO. 22-37**

**MASSAPEQUA**

**BONNIE J. BURNS:** (A) Variance to allow existing 7 ft. by 12 ft. shed having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing deck abutting semi in-ground swimming pool having less side yard setback than permitted by Ordinance.

S/s/o Garfield Pl., 246.67 ft. W/o Forest Ave., a/k/a 48 Garfield Place, Massapequa, NY  
**SEC. 65                      BLK. 20                      LOT 48                      ZONE R1-7**

**HEARING NO. 2**

**APPEAL NO. 22-38**

**MASSAPEQUA**

**ANIKE CAMPELL-CARLSON:** (A) Variance to allow existing 10.1 ft. by 10.1 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Monroe Avenue) than permitted by Ordinance.

SW/ cor. of E. Grove St. & Monroe St., a/k/a 53 E. Grove Street, Massapequa, NY  
SEC. 53                      BLK. 1                      LOT 52                      ZONE R1-10

**HEARING NO. 3**

**APPEAL NO. 22-39**

**MASSAPEQUA**

**JIMMY CHABRA:** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

W/s/o Unqua Rd., S/o Jones Ct., a/k/a 329 Unqua Road, Massapequa, NY  
SEC. 53                      BLK. 195                      LOT 34                      ZONE R1-7

**HEARING NO. 4**

**APPEAL NO. 22-40**

**MASSAPEQUA**

**VINCENT APREA:** (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing swimming pool with attached hot tub having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance.

S/s/o Chicago Ave., 258.41 ft. W/o Forest Ave., a/k/a 16 Chicago Avenue, Massapequa, NY  
SEC. 52                      BLK. 244                      LOT 1235                      ZONE R1-7

**HEARING NO. 5**

**APPEAL NO. 22-41**

**MASSAPEQUA**

**CONCETTA DARCO:** Variance to construct one story addition and allow existing roof over trellis exceeding maximum building coverage than permitted by Ordinance.

E/s/o E. Shore Dr., S/o Seaview St., a/k/a 60 E. Shore Drive, Massapequa, NY  
SEC. 66                      BLK. 95                      LOT 16                      ZONE R1-10

**HEARING NO. 6**

**APPEAL NO. 22-42**

**NORTH MASSAPEQUA**

**KELLY ANN KANNAVOS:** (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing detached shed exceeding maximum height than permitted by Ordinance. (C) Variance to allow existing 4.5 ft. by 7.5 ft. shed having less side yard setback than permitted by Ordinance.

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. 7**

**APPEAL NO. 22-43**

**NORTH MASSAPEQUA**

**ERIC COHEN:** Variance to allow existing portico having less average front yard setback than permitted by Ordinance.

S/s/o N. Rutherford Ave., 980 ft. W/o N. Central Dr., a/k/a 340 N. Rutherford Ave., N. Massapequa, NY  
SEC. 52                      BLK. 71                      LOT 681                      ZONE R1-7

**HEARING NO. 8**

**APPEAL NO. 22-44**

**BETHPAGE**

**MARY ANN KARAGEORGES:** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o N. Brittany Dr., 162.33 ft. E/o Elizabeth Dr., a/k/a 10 N. Brittany Drive, Bethpage, NY  
**SEC. 49                      BLK. 241                      LOT 5                      ZONE R1-7**

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**HEARING NO. 9**

**APPEAL NO. 22-45**

**BETHPAGE**

**AMIT SHARMA:** **(A)** Variance to construct a second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 3 spaces are required. **(C)** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o S. Millpage Dr., 496.60 ft. S/o Adams Gate, a/k/a 84 S. Millpage Drive, Bethpage, NY  
**SEC. 49                      BLK. 173                      LOT 10                      ZONE R1-7**

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**HEARING NO. 10**

**APPEAL NO. 22-46**

**BETHPAGE**

**DAVID MAHER:** Variance to construct one story addition and platform with steps to grade having less rear yard setback than permitted by Ordinance.

SW/ cor. of Dennis Ln. & Elizabeth Dr., a/k/a 1 Dennis Lane, Bethpage, NY  
**SEC. 49                      BLK. 199                      LOT 7                      ZONE R1-7**

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**HEARING NO. 11**

**APPEAL NO. 22-47**

**BETHPAGE**

**JOHN SULLIVAN:** Variance to allow existing detached garage having less rear yard setback, exceeding maximum height, building coverage and rear yard coverage than permitted by Ordinance.

W/s/o Norcross Ave., 426.46 ft. N/o Revere Ave., a/k/a 40 Norcross Avenue, Bethpage, NY  
**SEC. 46                      BLK. 121                      LOT 562                      ZONE R1-7**

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**HEARING NO. 12**

**APPEAL NO. 22-48**

**HICKSVILLE**

**KENNETH HOGAN:** Variance to allow existing front portico having less average front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o East St., 159.57 ft. N/o Chestnut St., a/k/a 65 East Street, Hicksville, NY  
**SEC. 12                      BLK. 325                      LOT 29                      ZONE R1-6**

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**HEARING NO. 13**

**APPEAL NO. 22-49**

**HICKSVILLE**

**VIRGINIA STANTON:** **(A)** Variance to allow existing cellar entrance having less average front yard setback than permitted by Ordinance. **(B)** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. **(C)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No.66-520 and granted by Decision of the Zoning Board of Appeals, dated September 22, 1966.

NE/ cor. of Michigan Dr. & Linden Blvd., a/k/a 50 Michigan Drive, Hicksville, NY  
**SEC. 46                      BLK. 380                      LOT 7                      ZONE R1-7**

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**HEARING NO. 14**

**APPEAL NO. 22-50**

**HICKSVILLE**

**PHENIX CONSTRUCTION ENTERPRISES LLC:** (A) Variance to allow existing rear one story addition having less side yard setback, aggregate side yards and exceeding maximum building coverage 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.

N/s/o Friendly Rd., 631.71 ft. E/o Palermo St., a/k/a 67 Friendly Road, Hicksville, NY  
SEC. 45                      BLK. 297                      LOT 8                      ZONE R1-7

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**HEARING NO. 15**

**APPEAL NO. 22-51**

**HICKSVILLE**

**SUKHRAJ SINGH:** (A) Variance to reconstruct new dwelling having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Acre Ln., 509 ft. N/o Arrow Ln., a/k/a 183 Acre Lane, Hicksville, NY  
SEC. 45                      BLK. 354                      LOT 40                      ZONE R1-7

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**HEARING NO. 16**

**APPEAL NO. 22-52**

**OLD BETHPAGE**

**CHRISTOPHER & ELIZABETH LAMBOT:** (A) Variance to construct one and two story additions having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story addition having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 94-278 and granted by Decision of the Zoning Board of Appeals, dated July 21, 1994.

S/s/o Park Dr., 65 ft. W/o Brixton Rd., a/k/a 3 Park Drive, Old Bethpage, NY  
SEC. 47                      BLK. 30                      LOT 19                      ZONE R1-7

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**HEARING NO. 17**

**APPEAL NO. 22-53**

**OLD BETHPAGE**

**RAYMOND YOUNG III:** Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

SW/ cor. of Round Swamp Rd. & Farragut Rd., a/k/a 1102 Round Swamp Road, Old Bethpage, NY  
SEC. 47                      BLK. 60                      LOT 8                      ZONE R1-10

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**HEARING NO. 18**

**APPEAL NO. 22-54**

**PLAINVIEW**

**CRAIG PERLMAN:** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard than permitted by Ordinance.

NE/ cor. of Colonial Gate & Washington Ave., a/k/a 2 Colonial Gate, Plainview, NY  
SEC. 13                      BLK. 90                      LOT 1                      ZONE R1-20

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**HEARING NO. 19**

**APPEAL NO. 22-55**

**PLAINVIEW**

**QUINLIANG YAN:** (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing rear deck extension having less rear yard setback than permitted by Ordinance.

W/s/o Rustic Ct., 152.04 ft. N/o Plainview Rd., a/k/a 5 Rustic Court, Plainview, NY  
SEC. 47                      BLK. 63                      LOT 30                      ZONE R1-7

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**HEARING NO. 20****APPEAL NO. 22-56****PLAINVIEW**

**ANN BILLIAS:** (A) Variance to allow existing shed having less rear 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.

N/s/o Ontario Ave., 187.51 ft. E/o S. Oyster Bay Rd., a/k/a 8 Ontario Avenue, Plainview, NY  
**SEC. 12                      BLK. 1                      LOT 62                      ZONE R1-7**

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**HEARING NO. 21****APPEAL NO. 22-57****PLAINVIEW**

**MICHAEL LANDMAN:** (A) Variance to construct roofed over front porch exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 14-282 and granted by Decision of the Zoning Board of Appeals, dated August 7, 2014.

W/s/o Lincoln Rd. W., 599.03 ft. S/o Lincoln Rd. N., a/k/a 57 Lincoln Road W., Plainview, NY  
**SEC. 46                      BLK. 516                      LOT 13                      ZONE R1-7**

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**HEARING NO. 22****APPEAL NO. 22-58****PLAINVIEW**

**MICHAEL GROSSMAN:** Variance to install in-ground swimming pool having less front yard setback than permitted by Ordinance.

S/s/o Oakwood Ln., 134 ft. E/o Richfield St., a/k/a 4 Oakwood Lane, Plainview, NY  
**SEC. 13                      BLK. 31                      LOT 24                      ZONE R1-7**

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**HEARING NO. 23****APPEAL NO. 22-59****WOODBURY**

**NATHAN WALLENTIN:** (A) Variance to allow existing 16.2 ft. by 12.3 ft. rear shed and 14.2 ft. by 10 ft. rear shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing 16.2 ft. by 12.3 ft. rear shed exceeding maximum height than permitted by Ordinance.

N/s/o Harvard Dr., 120.55 ft. W/o Washington Ave., a/k/a 4 Harvard Drive, Woodbury, NY  
**SEC. 13                      BLK. 102                      LOT 4                      ZONE R1-20**

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**HEARING NO. 24****APPEAL NO. 22-60****SYOSSET**

**LAWRANCE ROSEN:** (A) Variance to allow existing front steps and landing having less front yard setback than permitted by Ordinance. (B) Variance to allow existing second story addition having less roof pitch than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and exceeding maximum height than permitted by Ordinance.

S/s/o Gary Rd., 615.79 ft. E/o Marginal Rd., a/k/a 20 Gary Road, Syosset, NY  
**SEC. 12                      BLK. 419                      LOT 20                      ZONE R1-10**

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**HEARING NO. 25****APPEAL NO. 22-61****SYOSSET**

**ANDREW RICHARDS:** Variance to construct roof over patio exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Melanie Ln., 550.46 ft. S/o Stuart Dr., a/k/a 63 Melanie Lane, Syosset, NY  
**SEC. 15                      BLK. 145                      LOT 43                      ZONE R1-7**

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**HEARING NO. 26**

**APPEAL NO. 22-62**

**GLEN HEAD**

**JOHN GALOWSKI:** (A) Variance to allow existing plastic shed and roof over door having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing swimming pool and deck abutting dwelling having less rear yard setback than permitted by Ordinance.

N/s/o Roosevelt Ave., 200 ft. W/o Wilson Pl., a/k/a 58 Roosevelt Avenue, Glen Head, NY  
SEC. 20                      BLK. 10                      LOT 3                      ZONE R1-7

**HEARING NO. 27**

**APPEAL NO. 22-63**

**GLEN HEAD**

**EUGENE ALLETTO:** (A) Variance to allow existing pool house with cooking and sanitary facility to remain. (B) Variance to allow existing pool house exceeding maximum height than permitted by Ordinance. (C) Variance to allow two (2) existing air conditioning units exceeding maximum encroachment into side yard and into front yard than permitted by Ordinance.

NE/ cor. of High Farms Rd. & High Farms Rd., a/k/a 180 High Farms Road, Glen Head, NY  
SEC. 22                      BLK. E                      LOT 368                      ZONE R1-1A

**HEARING NO. 28**

**APPEAL NO. 22-64**

**OYSTER BAY**

**CATHERINE GELLERT:** Variance to construct rear screen porch addition with a roof deck above having less rear yard setback, exceeding maximum building coverage, gross floor area and height setback of the rear yard ratio than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Seawanhaka Pl., 415.71 ft. N/o Melbourne St., a/k/a 9 Seawanhaka Place, Oyster Bay, NY  
SEC. 27                      BLK. 45                      LOT 28                      ZONE R1-10/OB

**JANUARY 24, 2022**

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

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