



**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 **FEBRUARY 13, 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. 17-456- AMENDMENT**

**MASSAPEQUA**

**CEDAR-CARMANS, LLC:** Amend Specific Plan as presented for Appeal No. 17-456 and granted by Decision of the Zoning Board of Appeals, dated November 2, 2017, for the submittal of amended plans.

E/s/o Carmans Rd., 287.76 ft. N/o Bernard St., a/k/a 900-944 Carmans Rd., Massapequa, NY  
**SEC. 53                                      BLK. 160                                      LOTS 40A & 40B                                      ZONE NB**

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**HEARING NO. RC 2**

**APPEAL NO. 18-283- AMENDMENT**

**MASSAPEQUA PARK**

**MARK FINKEL:** Amend Specific Plan as presented for Appeal No. 18-283 and granted by Decision of the Zoning Board of Appeals, dated July 12, 2018, to remove condition to cut driveway to comply with 2 ft. side yard setback.

N/s/o Balchen St., W/o Celina Rd., a/k/a 343 Balchen Street, Massapequa Park, NY  
**SEC. 48                                      BLK. 573                                      LOT 4                                      ZONE R1-7**

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**HEARING NO. RC 3**

**APPEAL NO. 12-151- AMENDMENT**

**MASSAPEQUA**

**APPEAL NO. 19-190- AMENDMENT**

**TRACI LORENZ:** Amend Specific Plans as presented for Appeal No. 12-151 and granted by Decision of the Zoning Board of Appeals, dated May 3, 2012 and Appeal No. 19-190 and granted by Decision of the Zoning Board of Appeals, dated April 25, 2019, for the submittal of amended plans.

SE/ cor. of Massapequa Ave. & Lakeview Ave., a/k/a 361 Massapequa Avenue, Massapequa, NY  
**SEC. 57                                      BLK. 122                                      LOT 16                                      ZONE R1-7**

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**HEARING NO. RC 4**

**APPEAL NO. 96-09- AMENDMENT**

**MASSAPEQUA PARK**

**BARBARA PALLANTE:** Amend Specific Plan as presented for Appeal No. 96-09 and granted by Decision of the Zoning Board of Appeals, dated January 31, 1996, to install egress well and propose interior alterations.

S/s/o Brendan Ave., 161.9 ft. E/o Joludow Dr., a/k/a 410 Brendan Avenue, Massapequa Park, NY  
**SEC. 53                                      BLK. 177                                      LOT 3                                      ZONE R1-7**

**HEARING NO. RC 5****APPEAL NO. 90-237- AMENDMENT****LOCUST VALLEY**

**SHARON CLEARY:** Amend Specific Plan as presented for Appeal No. 90-237 and granted by Decision of the Zoning Board of Appeals, dated July 26, 1990, for the submittal of amended plans.

S/s/o Soundview Pl., 168.82 ft. W/o Birch Hill Rd., a/k/a 25 Soundview Place, Locust Valley, NY  
**SEC. 30                      BLK. 17                      LOT 74                      ZONE R1-6**

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**HEARING NO. RC 6****APPEAL NO. 00-307- AMENDMENT****OLD BETHPAGE**

**CHERNA ZAIR:** Amend Specific Plan as presented for Appeal No. 00-307 and granted by Decision of the Zoning Board of Appeals, dated July 20, 2000, for the submittal of amended plans.

N/s/o Pickwick Dr., 155 ft. W/o Stan Ct., a/k/a 22 Pickwick Drive, Old Bethpage, NY  
**SEC. 47                      BLK. 128                      LOT 18                      ZONE R1-10**

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**HEARING NO. 1****APPEAL NO. 20-36****MASSAPEQUA**

**KEN DRISCOLL:** (A) Variance to install in-ground swimming pool and pool equipment having less front yard setback than permitted by Ordinance. (B) Variance to install in-ground swimming pool having less side yard setback than permitted by Ordinance.

W/s/o Highwater Ave., 740 ft. S/o Seagull Pl., a/k/a 69 Highwater Avenue, Massapequa, NY  
**SEC. 66                      BLK. 76                      LOT 39                      ZONE R1-10**

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**HEARING NO. 2****APPEAL NO. 20-37****MASSAPEQUA**

**KATHY WEBER:** (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 98-56 and granted by Decision of the Zoning Board of Appeals, dated February 5, 1998 and amended by Decision of the Zoning Board of Appeals, dated July 7, 2005.

NE/ cor. of Algonquin Ave. & S. Merrick Rd., a/k/a 10 Algonquin Avenue, Massapequa, NY  
**SEC. 66                      BLK. 4                      LOT 74                      ZONE R1-10**

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**HEARING NO. 3****APPEAL NO. 20-38****NORTH MASSAPEQUA**

**PETER DICHIARA:** (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct two story addition, front roof over porch, side platform with steps to grade, existing 8 ft. by 10 ft. shed and 10 ft. by 12 ft. shed with two attached roof overs exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct two story addition and second story addition having less roof pitch than permitted by Ordinance. (D) Variance to allow existing 10 ft. by 12 ft. shed with two attached roof overs having less side yard setback than permitted by Ordinance. (E) Variance to allow existing 10 ft. by 12 ft. shed with two attached roof overs and 8 ft. by 10 ft. shed having less rear yard setback than permitted by Ordinance. (F) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (G) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 spaces are required.

S/s/o N. Pine St., 620 ft. E/o N. Pine Dr., a/k/a 82 N. Pine Street, North Massapequa, NY  
**SEC. 48                      BLK. 19                      LOT 93                      ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 20-39**

**NORTH MASSAPEQUA**

**FRANK J. MONTEMURRO TRUST:** (A) Variance to allow existing front open porch with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing aluminum roof over having less side yard setback than permitted by Ordinance.

N/s/o N. Nassau Ave., 262.98 ft. W/o N. Broadway, a/k/a 211 N. Nassau Avenue, N. Massapequa, NY  
SEC. 52                      BLK. 117                      LOT 62                      ZONE R1-7

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**HEARING NO. 5**

**APPEAL NO. 20-40**

**NORTH MASSAPEQUA**

**STATHOULA PAVLOU:** Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (N. Bay Avenue) than permitted by Ordinance.

SE/ cor. of N. Chestnut St. & N. Bay Ave., a/k/a 212 N. Chestnut Street, North Massapequa, NY  
SEC. 52                      BLK. 104                      LOT 58                      ZONE R1-7

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**HEARING NO. 6**

**APPEAL NO. 20-41**

**NORTH MASSAPEQUA**

**ANTON TOTINO:** Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (N. Central Avenue) than permitted by Ordinance.

SE/ cor. of N. Queens Ave. & N. Central Ave., a/k/a 238 N. Queens Avenue, North Massapequa, NY  
SEC. 52                      BLK. 115                      LOT 102                      ZONE R1-7

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**HEARING NO. 7**

**APPEAL NO. 20-42**

**NORTH MASSAPEQUA**

**BRITTANY BURKE:** (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.

SE/ cor. of N. East Blvd. & N. Nassau Ave., a/k/a 100 N. East Blvd., North Massapequa, NY  
SEC. 48                      BLK. 88                      LOT 1362                      ZONE R1-7

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**HEARING NO. 8**

**APPEAL NO. 20-43**

**BETHPAGE**

**JASON FLEISCHMAN:** (A) Variance to allow existing rear deck with roof over having less side yard setback than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Ellen St., 520 ft. E/o Alice Ct., a/k/a 83 Ellen Street, Bethpage, NY  
SEC. 46                      BLK. 552                      LOT 10                      ZONE R1-7

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**HEARING NO. 9**

**APPEAL NO. 20-44**

**BETHPAGE**

**FRANCIS W. MEYER:** (A) Variance to allow existing 6 ft. high stockade fence exceeding maximum height across side/front yard than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less average side/front yard setback than permitted by Ordinance.

NE/ cor. of S. Nassau St. & Brenner Ave., a/k/a 52 S. Nassau Street, Bethpage, NY  
SEC. 46                      BLK. 591                      LOT 19                      ZONE R1-7

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**HEARING NO. 10****APPEAL NO. 20-45****HICKSVILLE**

**DOUGLAS BOSE:** (A) Variance to allow existing addition to detached garage having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing 3.1 ft. by 9.99 ft. detached shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 4 ft. high fence exceeding maximum height within 30 ft. radius of corner than permitted by Ordinance.

NW/ cor. of Gerald Ave. & New South Rd., a/k/a 18 Gerald Avenue, Hicksville, NY

**SEC. 46****BLK. 195****LOT 111****ZONE R1-6**

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**HEARING NO. 11****APPEAL NO. 20-46****HICKSVILLE**

**GEORGE KARAZIM:** (A) Variance to allow existing front porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing front porch, rear patio roof over and cellar entrance with roof over exceeding maximum building coverage than permitted by Ordinance.

E/s/o Haverford Rd., 100 ft. S/o Adelphi Rd., a/k/a 134 Haverford Road, Hicksville, NY

**SEC. 12****BLK. 333****LOT 4****ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 20-47****HICKSVILLE**

**SUMIT RAJPAL:** (A) Variance to construct new dwelling having less average front yard setback and side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct new dwelling and detached garage exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Variance to construct circular driveway having less front yard setback than permitted by Ordinance. (D) Variance to construct detached garage exceeding maximum height than permitted by Ordinance. (E) Variance to install two (2) air conditioning units on East side of proposed new dwelling exceeding maximum projection into side yard than permitted by Ordinance. (F) Variance to install swimming pool equipment having less rear yard setback than permitted by Ordinance.

N/s/o Brittle Ln., E/o Grape Ln., a/k/a 194 Brittle Lane, Hicksville, NY

**SEC. 45****BLK. 324****LOT 27****ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 20-48****HICKSVILLE**

**SALVADOR TARALLO:** (A) 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. (B) Amend Specific Plan as presented for Appeal No. 12-133 and granted by Decision of the Zoning Board of Appeals, dated April 19, 2012.

N/s/o 6<sup>th</sup> St., 281 ft. E/o Division Ave., a/k/a 180 6<sup>th</sup> Street, Hicksville, NY

**SEC. 45****BLK. 89****LOT 120****ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 20-49****PLAINVIEW**

**THOMAS PERGOLA:** (A) Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear decks exceeding maximum building coverage than permitted by Ordinance.

W/s/o Eleanor Ln., 77 ft. S/o Debora Dr., a/k/a 3 Eleanor Lane, Plainview, NY

**SEC. 47****BLK. 50****LOT 37****ZONE R1-7**

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**HEARING NO. 15**

**APPEAL NO. 20-50**

**PLAINVIEW**

**MELISSA BOHN:** (A) Variance to allow existing 3 ft. by 8 ft. vestibule having less average front yard setback (Nixon Drive) than permitted by Ordinance. (B) Variance to allow existing one story addition and two vestibules exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Nixon Drive) than permitted by Ordinance.

NE/ cor. of Manor St. & Nixon Dr., a/k/a 152 Manor Street, Plainview, NY

**SEC. 12**

**BLK. 353**

**LOT 1**

**ZONE R1-7**

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**HEARING NO. 16**

**APPEAL NO. 20-51**

**PLAINVIEW**

**MINGQIAO WU:** (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (Universal Boulevard) than permitted by Ordinance. (B) Variance to allow existing 4 ft. high fence exceeding maximum height within 30 ft. radius of corner than permitted by Ordinance.

SW/ cor. of Island St. & Universal Blvd., a/k/a 21 Island Street, Plainview, NY

**SEC. 12**

**BLK. 51**

**LOT 20**

**ZONE R1-7/NB**

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**HEARING NO. 17**

**APPEAL NO. 20-52**

**PLAINVIEW**

**DANIEL & LISA O'NEIL:** Variance to allow existing semi in-ground swimming pool and pool equipment having less rear yard setback than permitted by Ordinance.

NW/ cor. of Sunrise St. & Manor St., a/k/a 64 Sunrise Street, Plainview, NY

**SEC. 12**

**BLK. 41**

**LOT 141**

**ZONE R1-7**

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**HEARING NO. 18**

**APPEAL NO. 20-53**

**PLAINVIEW**

**JEFFREY AGOGLIA:** Variance to construct one story addition having less aggregate side yards and exceeding maximum building coverage than permitted by Ordinance.

W/s/o Elmwood St., 100 ft. S/o Virginia Ave., a/k/a 106 Elmwood Street, Plainview, NY

**SEC. 12**

**BLK. 29**

**LOT 59**

**ZONE R1-7**

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**HEARING NO. 19**

**APPEAL NO. 20-54**

**WOODBURY**

**STG DEVELOPMENT & HOLDING LLC:** (A) Variance to allow existing pavilion exceeding maximum building coverage and height than permitted by Ordinance. (B) Variance to allow existing pavilion and raised patio exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance.

N/s/o Kodiak Dr., E/o Juneau Blvd., a/k/a 5 Kodiak Drive, Woodbury, NY

**SEC. 13**

**BLK. 72**

**LOT 32**

**ZONE R1-1A**

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**HEARING NO. 20**

**APPEAL NO. 20-55**

**SYOSSET**

**SHRIDHAR SHRESTHA:** (A) Variance to allow existing enclosed porch having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height in side/front yard (Cambria Road) than permitted by Ordinance.

SE/ cor. of Eaton Rd. & Cambria Rd., a/k/a 41 Eaton Road, Syosset, NY

**SEC. 12**

**BLK. 455**

**LOT 46**

**ZONE R1-10**

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**HEARING NO. 21**

**APPEAL NO. 20-56**

**SYOSSET**

**MICHAEL J. O'LEARY, JR.:** (A) Variance to construct deck and barbeque atop deck having less side yard setback than permitted by Ordinance. (B) Variance to construct pergola exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Evelyn Ln., 80 ft. S/o Kathleen Dr. N., a/k/a 41 Evelyn Lane, Syosset, NY

**SEC. 15**

**BLK. 127**

**LOT 4**

**ZONE R1-7**

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**HEARING NO. 22**

**APPEAL NO. 20-57**

**SYOSSET**

**JAKE & CAMILLE GIDICH:** Variance to construct one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Harmony Ct., 424.42 ft. S/o Church St., a/k/a 14 Harmony Court, Syosset, NY

**SEC. 25**

**BLK. F**

**LOT 16**

**ZONE R1-7**

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**HEARING NO. 23**

**APPEAL NO. 20-58**

**SYOSSET**

**ROMY GOLDBERG:** Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SW/ cor. of Belvedere Dr. & Split Rock Rd., a/k/a 5 Belvedere Drive, Syosset, NY

**SEC. 25**

**BLK. 60**

**LOT 6**

**ZONE R1-1A**

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**HEARING NO. 24**

**APPEAL NO. 20-59**

**GLEN HEAD**

**JOSEPH VERDIRAME:** (A) Variance to construct second story addition and front porch having less average front yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to construct second story addition having less side yard setback than permitted by Ordinance. (C) Variance to allow existing wood shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance.

E/s/o Beechwood Dr., 618.93 ft. N/o Cross Ln., a/k/a 45 Beechwood Drive, Glen Head, NY

**SEC. 21**

**BLK. 206**

**LOT 346**

**ZONE R1-20**

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**HEARING NO. 25****APPEAL NO. 20-60****OYSTER BAY**

**JOSEPH & LUCILLE GIULIANO:** (A) Variance to allow existing rear deck and raised patio having less side yard setback, aggregate side yards and rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear deck, raised patio and pergola exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing shed with pool equipment having less side yard setback than permitted by Ordinance.

W/s/o Francesca Dr., 70.66 ft. N/o Soundview Ave., a/k/a 22 Francesca Drive, Oyster Bay, NY  
**SEC. 27                      BLK. 64                      LOT 22                      ZONE R1-6/OB**

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**HEARING NO. HO 1****APPEAL NO. 19-593****HICKSVILLE**

**HINC BOGUSLAW:** (A) Variance to allow existing hot tub having less side yard setback than permitted by Ordinance. (B) Variance to allow existing tool shed having less side yard setback and aggregate side yards than permitted by Ordinance.

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. HO 2****APPEAL NO. 19-594****HICKSVILLE**

**PATRYCJA BOGUSLAW:** Variance to allow existing rear platform with steps to grade having less side yard setback than permitted by Ordinance.

S/s/o South Ct., 30.39 ft. E/o Winding Rd., a/k/a 14 South Court, Hicksville, NY  
**SEC. 45                      BLK. 301                      LOT 28                      ZONE R1-7**

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**HEARING NO. HO 3****APPEAL NO. 19-570****HICKSVILLE**

**SAIDABDUL W. HESSAM:** (A) Variance to allow an existing 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.

NW/ cor. of Genesee St. & Jefferson Ave., a/k/a 38 Genesee Street, Hicksville, NY  
**SEC. 45                      BLK. 65                      LOT 171                      ZONE R1-7**

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**HEARING NO. HO 4****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**

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**HEARING NO. HO 5****APPEAL NO. 20-21****BETHPAGE**

**ELISA GARAFOLA:** (A) Variance to convert one-family dwelling to a two-family dwelling. (B) Variance to construct two-family dwelling having less lot area than permitted by Ordinance. (C) Variance to allow proposed two-family dwelling to be non-owner occupied. (D) Amend Specific Plans as presented for Appeal No. 69-390 and granted by Decision of the Zoning Board of Appeals, dated September 25, 1969 and for Appeal No. 18-426 and granted by Decision of the Zoning Board of Appeals, dated September 20, 2018.

E/s/o N. 6<sup>th</sup> St., 160 ft. N/o Thomas Ave., a/k/a 210 N. 6<sup>th</sup> Street, Bethpage, NY  
**SEC. 46                      BLK. 52                      LOT 63                      ZONE R1-6**

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**FEBRUARY 3, 2020**

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

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