



**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

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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 16, 2023*, at 7:00 P. M., to consider the following appeals:  
  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. 1**

**APPEAL NO. 23-57**

**MASSAPEQUA**

**LEVON SUKIASIAN**: Variance to construct ramp and platform having less front yard setback than permitted by Ordinance.

S/s/o Merrick Rd., 360 ft. W/o E. Shore Dr., a/k/a 5454 Merrick Road, Massapequa, NY  
**SEC. 66                                      BLK. 4                                      LOT 100                                      ZONE NB**

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**HEARING NO. 2**

**APPEAL NO. 23-58**

**MASSAPEQUA**

**SEAN PRENDERGAST**: Variance to construct attached garage having less side yard setback than permitted by Ordinance.

N/s/o Rhode Island Ave., 220 ft. W/o Central Ave., a/k/a 101 Rhode Island Ave., Massapequa, NY  
**SEC. 52                                      BLK. 182                                      LOT 1045                                      ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 23-59**

**MASSAPEQUA**

**DIANE B. CURRAN**: **(A)** Variance to allow two (2) front doors. **(B)** Variance to construct 12 ft. by 12 ft. shed having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to allow existing 18.75 ft. by 27.10 ft. addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(D)** Variance to allow existing bilco door exceeding maximum encroachment into side yard than permitted by Ordinance.

N/s/o Riviera Dr. S., 50 ft. E/o Riviera Dr. W., a/k/a 83 Riviera Drive S., Massapequa, NY  
**SEC. 65                                      BLK. 226                                      LOT 21                                      ZONE R1-10**

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**HEARING NO. 4**

**APPEAL NO. 23-60**

**MASSAPEQUA**

**JAMES SHORT**: Variance to allow existing second story dormer having less roof pitch than permitted by Ordinance.

N/s/o Euclid Ave., E/o Central Ave., a/k/a 109 Euclid Avenue, Massapequa, NY  
**SEC. 52                                      BLK. 198                                      LOT 2376                                      ZONE R1-7**

**HEARING NO. 5****APPEAL NO. 23-61****MASSAPEQUA**

**LINDA FROHLINGER:** (A) Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Franklin Avenue) than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 13-47 and granted by Decision of the Zoning Board of Appeals, dated February 7, 2013.

SW/ cor. of Franklin Ave. & Clark Ave., a/k/a 545 Franklin Avenue, Massapequa, NY  
**SEC. 52                      BLK. 160                      LOT 164                      ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 23-62****BETHPAGE**

**GERALDINE CIOFALO:** (A) Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing ramp and cellar entrance having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing egress window having less side yard setback than permitted by Ordinance. (D) Variance to allow existing rear deck and ramp exceeding maximum gross floor area than permitted by Ordinance.

W/s/o 11<sup>th</sup> St., 160 ft. S/o Thomas Ave., a/k/a 181 11<sup>th</sup> Street, Bethpage, NY  
**SEC. 46                      BLK. 35                      LOT 24                      ZONE R1-6**

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**HEARING NO. 7****APPEAL NO. 23-63****BETHPAGE**

**DEVESH SINGH:** (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing garage front roof over having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 10.3 ft. by 8 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o N. Millpage Dr., 261.81 ft. E/o W. Millpage Dr., a/k/a 31 N. Millpage Drive, Bethpage, NY  
**SEC. 49                      BLK. 176                      LOT 9                      ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 23-64****HICKSVILLE**

**LOUIS PAULOVICH:** (A) Variance to construct roofed over front porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct first floor additions, second story cantilevered addition and roofed over front porch having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct first floor additions and roofed over front porch exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct first floor additions, second story cantilevered addition, roof top deck at rear and roofed over front porch exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Bridle Ln., 151.34 ft. N/o Blueberry Ln., a/k/a 9 Bridle Lane, Hicksville, NY  
**SEC. 45                      BLK. 363                      LOT 4                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 23-65****HICKSVILLE**

**BALJINDER SINGH:** Variance to construct second floor double dormer having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Elwood Ave., 337.48 ft. E/o Stanford Ln., a/k/a 31 Elwood Avenue, Hicksville, NY  
**SEC. 45                      BLK. 494                      LOT 31                      ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 23-66****HICKSVILLE**

**OLIVIA LOPEZ:** (A) Variance to allow existing swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to construct first and second floor addition having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (D) Variance to construct first floor addition, allow existing 12 ft. by 19 ft. composite deck with steps to grade and 11.9 ft. by 10.3 ft. shed exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct first and second floor addition, allow existing 12 ft. by 19 ft. composite deck with steps to grade, 16 ft. by 9.7 ft. composite deck with steps to grade and 11.9 ft. by 10.3 ft. shed exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Liszt St., 359 ft. E/o Pollok Pl., a/k/a 5 Liszt Street, Hicksville, NY

**SEC. 12****BLK. 103****LOT 15****ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 23-67****HICKSVILLE**

**ABDUL & NAJELA SHOKOOR:** (A) Variance to construct two story cantilevered addition and front portico with platform with steps to grade having less front yard setback than permitted by Ordinance. (B) Variance to construct two story cantilevered addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Woodcrest Rd., S/o Michigan Dr., a/k/a 9 Woodcrest Road, Hicksville, NY

**SEC. 46****BLK. 519****LOT 13****ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 23-68****HICKSVILLE**

**JOHN H. MAY, JR.:** (A) Variance to construct front portico and rear roof over patio having less average side/front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct roof over rear patio having less rear yard setback than permitted by Ordinance. (C) Variance to install 6 ft. high PVC fence exceeding maximum height across front yard and within 30 ft. from intersection than permitted by Ordinance.

NE/ cor. of Julian St. & Pollok Pl., a/k/a 23 Julian Street, Hicksville, NY

**SEC. 12****BLK. 102****LOT 1****ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 23-69****HICKSVILLE**

**WAJAHAT KHAN:** (A) Variance to allow existing rear second story wood deck with steps to grade having less rear yard setback and exceeding maximum 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) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC and wood fence exceeding maximum height across side/front yard and within 30 ft. of intersection than permitted by Ordinance.

NE/ cor. of Elm St. & Linden Ct., a/k/a 81 Elm Street, Hicksville, NY

**SEC. 12****BLK. 326****LOT 4****ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 23-70****HICKSVILLE**

**RICARDO GONZALEZ:** (A) Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance. (B) Variance to install in-ground swimming pool and pool equipment having less side/front yard setback than permitted by Ordinance. (C) Variance to construct driveway having less side 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**

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**HEARING NO. 15****APPEAL NO. 23-71****HICKSVILLE**

**MARY NGUYEN:** (A) Variance to allow existing front one story addition having less average front yard setback (Willoughby Avenue) and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing raised roof on existing second floor addition having less roof pitch 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) Amend Specific Plan as presented for Appeal No. 08-156 and granted by Decision of the Zoning Board of Appeals, dated July 24, 2008.

NE/ cor. of Willoughby Ave. & Foran Pl., a/k/a 40 Willoughby Avenue, Hicksville, NY  
**SEC. 12                      BLK. 193                      LOT 16                      ZONE R1-6**

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**HEARING NO. 16****APPEAL NO. 23-72****HICKSVILLE**

**VICTORIA HO:** (A) Variance to allow existing reconstructed dwelling having less average side/front yard setback (Foran Place/William Place), roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow three (3) existing window wells on East side of dwelling having less side yard setback than permitted by Ordinance. (C) Variance to allow existing air conditioning units exceeding maximum encroachment into side yard than permitted by Ordinance. (D) Variance to allow existing cellar entrance having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing 5.92 ft. high vinyl fence exceeding maximum height across front yard (Thorman Avenue) than permitted by Ordinance. (F) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Foran Place/William Place) than permitted by Ordinance. (G) Variance to allow existing 6.17 ft. high vinyl fence exceeding maximum height than permitted by Ordinance.

SE/ cor. of Thorman Ave. & Foran Pl./William Pl., a/k/a 43 Thorman Avenue, Hicksville, NY  
**SEC. 12                      BLK. 198                      LOT 16                      ZONE R1-6**

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**HEARING NO. 17****APPEAL NO. 23-73****HICKSVILLE**

**DOR AHMAD:** (A) Variance to construct roofed-over front portico having less average side/front yard setback (Reiter Avenue) than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (E. Old Country Road) than permitted by Ordinance. (C) Variance to allow existing 4 ft. high picket fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 07-570 and granted by Decision of the Zoning Board of Appeals, dated December 17, 2009.

SE/ cor. of Reiter Ave. & E. Old Country Rd., a/k/a 1 Reiter Avenue, Hicksville, NY  
**SEC. 46                      BLK. 29                      LOT 286                      ZONE R1-7**

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**HEARING NO. 18****APPEAL NO. 23-74****PLAINVIEW**

**NORMAN TRICHON:** (A) Variance to allow existing wood deck having less side yard setback and rear yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 21-489 and granted by Decision of the Zoning Board of Appeals, dated November 18, 2021.

N/s/o Eva Ln., 103 ft. W/o Country Dr., a/k/a 21 Eva Lane, Plainview, NY  
**SEC. 12                      BLK. 570                      LOT 15                      ZONE R1-7**

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**HEARING NO. 19****APPEAL NO. 23-75****PLAINVIEW**

**PAUL SOCCOLI:** Variance to construct deck with covered roof exceeding maximum building coverage than permitted by Ordinance.

E/s/o Birch Ln., 649.01 ft. N/o Bayberry Dr., a/k/a 24 Birch Lane, Plainview, NY

**SEC. 47****BLK. 27****LOT 20****ZONE R1-7**

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**HEARING NO. 20****APPEAL NO. 23-76****JERICO**

**JERICO REALTY GROUP LLC:** (A) Variance to allow existing front open porch with steps to grade having less average front yard setback (Parkside Drive) than permitted by Ordinance. (B) Variance to allow existing front open porch with steps to grade, rear deck with steps to grade and rear roof over having less side/front yard setback (20<sup>th</sup> Street) than permitted by Ordinance. (C) Variance to construct 22.67 ft. by 24.44 ft. detached garage having less side yard setback, rear yard setback, side/front yard setback, exceeding maximum height, rear yard coverage, accessory coverage and building coverage of the principal building than permitted by Ordinance. (D) Variance to construct 22.67 ft. by 24.44 ft. detached garage, allow existing front open porch with steps to grade and rear deck with steps to grade exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Parkside Dr. & 20<sup>th</sup> St., a/k/a 34 Parkside Drive, Jericho, NY

**SEC. 12****BLK. 206****LOT 129****ZONE R1-10**

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**HEARING NO. 21****APPEAL NO. 23-77****SYOSSET**

**VASUDEVAN BALAKRISHNAN:** Variance to construct garage addition and rear roofed over porch exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Ann Dr., N/o Betty St., a/k/a 18 Ann Drive, Syosset, NY

**SEC. 15****BLK. 163****LOT 31****ZONE R1-10**

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**HEARING NO. 22****APPEAL NO. 23-78****GREENVALE**

**IVAN RIVERA:** Variance to construct front portico, dormer over existing second story, allow existing front roof over and den having less average front yard setback than permitted by Ordinance.

E/s/o Marion St., 772.15 ft. N/o Hempstead Tpke., a/k/a 14 Marion Street, Greenvale, NY

**SEC. 20****BLK. J04****LOT 237****ZONE R1-15**

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**HEARING NO. 23****APPEAL NO. 23-79****GLEN HEAD**

**DENISE BELTRE:** (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Townsend Street) than permitted by Ordinance. (B) Variance to construct second story addition for reconstructed dwelling having less average front yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story addition and portico for reconstructed dwelling having less average side/front yard setback than permitted by Ordinance.

SE/ cor. of Orchard St. & Townsend St., a/k/a 24 Orchard Street, Glen Head, NY

**SEC. 20****BLK. 59****LOT 58****ZONE R1-7**

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**HEARING NO. 24**

**APPEAL NO. 23-80**

**GLEN COVE**

**JOHN SEIMER:** (A) Variance to construct two story addition having less average front yard setback and side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story addition and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Viola Dr., 87.38 ft. N/o Sandra Ct., a/k/a 64 Viola Drive, Glen Cove, NY  
**SEC. 23                      BLK. 37                      LOT 46                      ZONE R1-10**

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**HEARING NO. 25**

**APPEAL NO. 23-81**

**GLEN COVE**

**RICHARD MCMAHON:** Variance to reconstruct new dwelling having less average front yard setback, side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance.

E/s/o Robert Rd., 100 ft. N/o Frost Pond Rd., a/k/a 19 Robert Road, Glen Cove, NY  
**SEC. 23                      BLK. 35                      LOT 16                      ZONE R1-10**

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**HEARING NO. HO 1**

**APPEAL NO. 22-381**

**BETHPAGE**

**189 BROADWAY LLC:** (A) Variance to construct new dwelling on subdivided lot having less width of lot at front property line, width of lot to required rear yard, lot area and side 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. **PARCEL A**

W/s/o Broadway, 170 ft. N/o Emma St., a/k/a 189 Broadway, Bethpage, NY  
**SEC. 49                      BLK. 138                      LOT 161                      ZONE R1-7**

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**HEARING NO. HO 2**

**APPEAL NO. 22-382**

**BETHPAGE**

**189 BROADWAY LLC:** (A) Variance to construct new dwelling on subdivided lot having less width of lot at front property line, width of lot to required rear yard, lot area and side 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. **PARCEL B**

W/s/o Broadway, 222.50 ft. N/o Emma St., a/k/a 189 Broadway, Bethpage, NY  
**SEC. 49                      BLK. 138                      LOT 161                      ZONE R1-7**

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**FEBRUARY 6, 2023**

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

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