



**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 *MARCH 7, 2024*, at 7:00 P. M., to consider the following appeals:

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

**HEARING NO. 1**

**APPEAL NO. 23-714**

**MASSAPEQUA**

**DONNA FERRIGNO:** (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 2 when 3 parking spaces are required. (C) Variance to allow existing front roof over porch exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

N/s/o John St., 80 ft. E/o Sunrise Dr., a/k/a 122 John Street, Massapequa, NY  
**SEC. 48                      BLK. 181                      LOT 44                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 23-715**

**MASSAPEQUA**

**KIM MCGEE:** (A) Variance to construct covered patio having less rear yard setback than permitted by Ordinance. (B) Variance to construct covered front porch, first floor side addition, first floor rear addition, rear platform with steps to grade and covered patio exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second floor additions, first floor side addition, first floor rear addition, rear platform with steps to grade and covered porch exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Toronto Ave., 160 ft. W/o Reed Pl., a/k/a 245 Toronto Avenue, Massapequa, NY  
**SEC. 48                      BLK. 92                      LOT 39                      ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 23-730**

**MASSAPEQUA**

**JOSEPH EDDINGS:** (A) Variance to erect 6 ft. high vinyl fence exceeding maximum height across side/front yard (Park Avenue) than permitted by Ordinance. (B) Variance to construct roof over open porch and one story addition having less side/front yard setback than permitted by Ordinance.

SW/ cor. of Ocean Ave. & Park Ave., a/k/a 372 Ocean Avenue, Massapequa, NY  
**SEC. 57                      BLK. 143                      LOT 18                      ZONE R1-7**

**HEARING NO. 4****APPEAL NO. 23-734****MASSAPEQUA**

**JASON MEDINA:** (A) Variance to construct 4.3 ft. by 11.4 ft. side addition, deck addition and allow existing side deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 2.7 ft. by 12.8 ft. rear addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

NW/ cor. of Commonwealth Ave. & Franklin Ave., a/k/a 135 Commonwealth Avenue, Massapequa, NY  
**SEC. 52                      BLK. 192                      LOT 1976                      ZONE R1-7**

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**HEARING NO. 5****APPEAL NO. 23-752****MASSAPEQUA**

**THOMAS MIRANDA:** Variance to allow existing in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance.

SW/ cor. of Cedar Shore Dr. & Brewster Rd., a/k/a 171 Cedar Shore Drive, Massapequa, NY  
**SEC. 65                      BLK. 151                      LOT 22                      ZONE R1-10-OHG**

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**HEARING NO. 6****APPEAL NO. 23-742****SEAFORD**

**EDWARD PARK:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 20 when 36 parking spaces are required.

W/s/o Hicksville Rd., 90.24 ft. N/o Dogwood Ln., a/k/a 1170 Hicksville Road, Seaford, NY  
**SEC. 52                      BLK. 503                      LOT 24                      ZONE NB**

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**HEARING NO. 7****APPEAL NO. 23-710****FARMINGDALE**

**AVIVA JIRAN:** (A) Variance to construct rear one story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to install air conditioning unit having less side yard setback than permitted by Ordinance. (C) Variance to install egress well having less side yard setback than permitted by Ordinance. (D) Variance to construct front portico, one story rear addition and rear platform with steps to grade exceeding maximum building coverage than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 14-195 and granted by Decision of the Zoning Board of Appeals, dated June 12, 2014.

S/s/o Pine Tree Dr., 244.92 ft. E/o Hemlock Dr., a/k/a 10 Pine Tree Drive, Farmingdale, NY  
**SEC. 49                      BLK. 263                      LOT 11                      ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 23-738****FARMINGDALE**

**ENRICO VARANI:** (A) Variance to allow existing 16.2 ft. by 27.8 ft. deck having less front yard setback (Lincoln Street) than permitted by Ordinance. (B) Variance to allow existing side/front platform with steps to grade having less average side/front yard setback (Meadow Court) than permitted by Ordinance. (C) Variance to allow existing 7 ft. by 7 ft. shed having less side/front yard setback (Meadow Court) than permitted by Ordinance. (D) Variance to allow existing 8.5 ft. by 11.5 ft. pool deck having less side yard setback than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Lincoln Street) and side/front yard (Meadow Court) than permitted by Ordinance.

SW/ cor. of Meadow Ct. & Lincoln St., a/k/a 4 Meadow Court, Farmingdale, NY  
**SEC. 48                      BLK. 311                      LOT 52                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 23-736****BETHPAGE**

**JEAN BRACE:** (A) Variance to construct front roof over porch, rear roof over patio and allow existing 14.2 ft. by 8.1 ft. shed exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct second floor addition and rear roof over patio exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing 14.2 ft. by 8.1 ft. 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.

E/s/o Norcross Ave., 105.18 ft. S/o Powell Ave., a/k/a 17 Norcross Avenue, Bethpage, NY  
**SEC. 46                      BLK. E                      LOT 6                      ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 24-51****BETHPAGE**

**MARIA ANDROUTSOU:** (A) Variance to construct second story addition and cellar entrance having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing semi in-ground swimming pool, 10 ft. by 10 ft. gazebo and barbeque having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less rear yard setback and side yard setback than permitted by Ordinance.

S/s/o Joseph Ave., 717.52 ft. E/o Hewmann Pl., a/k/a 26 Joseph Avenue, Bethpage, NY  
**SEC. 46                      BLK. 495                      LOT 1                      ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 23-743****HICKSVILLE**

**WALTER MIDDLEBROOK:** (A) Variance to allow existing wood deck with steps to grade having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 92-107 and granted by Decision of the Zoning Board of Appeals, dated April 16, 1992.

W/s/o Pinetree Ave., 78.59 ft. S/o Elmtree Ln., a/k/a 22 Pinetree Avenue, Hicksville, NY  
**SEC. 12                      BLK. 361                      LOT 42                      ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 23-751****HICKSVILLE**

**ROLANDO QUINONEZ:** (A) Variance to construct second story deck with steps to grade having less side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-490 and granted by Decision of the Zoning Board of Appeals, dated December 1, 2022.

N/s/o Princess St., 50 ft. E/o Burns Ave., a/k/a 150 Princess Street, Hicksville, NY  
**SEC. 11                      BLK. 246                      LOT 30                      ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 23-726****PLAINVIEW**

**PARSA KARIMI:** (A) Variance to allow existing 5 ft. by 3.5 ft. illuminated ground sign located on southwest side of lot exceeding maximum area and having less front yard setback than permitted by Ordinance. (B) Variance to allow existing 20 ft. by 3 ft. illuminated ground sign exceeding maximum number of signs and area than permitted by Ordinance.

NE/ cor. of Old Country Rd. & Sylvia Ln., a/k/a 824 Old Country Road, Plainview, NY  
**SEC. 12                      BLK. 612                      LOT 1                      ZONE RO**

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**HEARING NO. 14****APPEAL NO. 23-737****PLAINVIEW**

**DANIEL ISRAEL:** (A) Variance to construct rear one story addition having less aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 18-404 and granted by Decision of the Zoning Board of Appeals, dated September 6, 2018.

N/s/o Judy Ln., 360 ft. W/o Whitlock St, a/k/a 15 Jody Lane, Plainview, NY

**SEC. 13****BLK. 50****LOT 22****ZONE R1-7**

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**HEARING NO. 15****APPEAL NO. 23-745****PLAINVIEW**

**AMARJEET KAUR:** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Gerhard Rd., 520 ft. S/o Leah Ln., a/k/a 168 Gerhard Road, Plainview, NY

**SEC. 47****BLK. 43****LOT 22****ZONE R1-7**

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**HEARING NO. 16****APPEAL NO. 24-44 - AMENDMENT****PLAINVIEW**

**JAIMEE SHALHEVET:** Amend Specific Plan as presented for Appeal No. 23-355 and granted by Decision of the Zoning Board of Appeals, dated September 7, 2023, to propose a second story addition with first-floor patio below.

N/s/o Maplewood Dr., W/o Shelter Hill Rd., a/k/a 53 Maplewood Drive, Plainview, NY

**SEC. 12****BLK. 495****LOT 8****ZONE R1-7**

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**HEARING NO. 17****APPEAL NO. 23-733****WOODBURY**

**JASON SCHULMAN:** (A) Variance to construct pavilion exceeding maximum height, building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 23-428 and granted by Decision of the Zoning Board of Appeals, dated January 19, 2023 and amended by Decision of the Zoning Board of Appeals, dated September 7, 2023.

N/s/o Polo Ct., 241.97 ft. E/o The Grasslands, a/k/a 5 Polo Court, Woodbury, NY

**SEC. 14****BLK. E****LOT 946****ZONE R1-1A**

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**HEARING NO. 18****APPEAL NO. 23-739****SYOSSET**

**SAWMILL CONSTRUCTION, CORP.:** (A) Variance to construct new dwelling on vacant lot having less width of lot at front property line, width of lot from front property line to required rear yard, lot area and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 80-329 and granted by Decision of the Zoning Board of Appeals, dated January 8, 1981.

S/s/o Dawes Ave., 350 ft. W/o Jackson Ave., a/k/a Dawes Avenue, Syosset, NY

**SEC. 15****BLK. 25****LOT 93****ZONE R1-7**

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**HEARING NO. 19**

**APPEAL NO. 24-32**

**SYOSSET**

**DINO DORIA:** (A) Variance to allow existing 16 ft. by 12 ft. metal gazebo having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 9.8 ft. by 9.8 ft. metal gazebo having less front yard setback and side yard setback than permitted by Ordinance. (C) Variance to allow existing 9.8 ft. by 9.8 ft. metal gazebo and 16 ft. by 12 ft. metal gazebo exceeding maximum building coverage and gross floor area than permitted by Ordinance.

NE/ cor. of Stuart Dr. & Woodland Gate, a/k/a 6 Stuart Drive, Syosset, NY

**SEC. 15**

**BLK. 143**

**LOT 4**

**ZONE R1-7**

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**HEARING NO. 20**

**APPEAL NO. 23-727**

**GLEN HEAD**

**JOHN KARALEKAS:** (A) Variance to construct new dwelling exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct two (2) egress wells exceeding maximum side yard encroachment than permitted by Ordinance.

S/s/o Linden Pl., 320 ft. W/o Glen Cove Ave., a/k/a 11 Linden Place, Glen Head, NY

**SEC. 20**

**BLK. 42**

**LOT 39**

**ZONE R1-7**

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**HEARING NO. 21**

**APPEAL NO. 24-35**

**GLEN HEAD**

**NAILE NIKA:** Variance to erect 0.6 ft. high to 18.6 ft. high retaining wall exceeding maximum height across side/front yard (Orchard Street) and in required rear yard than permitted by Ordinance.

SW/ cor. of Carman Pl. & Orchard St., a/k/a 4 Carman Place, Glen Head, NY

**SEC. 20**

**BLK. C**

**LOT 32**

**ZONE R1-7**

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**HEARING NO. 22**

**APPEAL NO. 23-744**

**OYSTER BAY**

**DONNA MCEVOY:** (A) Variance to construct a second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct roof over porch having less average front yard setback than permitted by Ordinance. (C) Variance to construct second floor addition, two story rear addition and roof over porch having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Ivy St., 220 ft. S/o Locust Ave., a/k/a 62 Ivy Street, Oyster Bay, NY

**SEC. 27**

**BLK. J**

**LOT 57**

**ZONE R1-10**

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**HEARING NO. 23****APPEAL NO. 23-750****OYSTER BAY**

**CHRISTOPHER VACCARO:** (A) Variance to allow existing one story addition having less side/front yard setback (Weeks Avenue) and exceeding maximum height setback ratio for front yard (Weeks Avenue) than permitted by Ordinance. (B) Variance to allow existing one story additions exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing detached garage having less side/front yard setback (Weeks Avenue), exceeding maximum height and height setback ratio for rear yard than permitted by Ordinance. (D) Variance to allow existing 4 ft. high chain link fence on top of 6 inch concrete wall exceeding maximum height across front yard (Anstice Street) and within 30 ft. of intersection than permitted by Ordinance. (E) Variance to allow existing 6 ft. high chain link fence exceeding maximum height across side/front yard (Weeks Avenue) than permitted by Ordinance. (F) Variance to allow existing driveway having less rear yard setback than permitted by Ordinance.

NE/ cor. of Anstice St. & Weeks Ave., a/k/a 85 Anstice Street, Oyster Bay, NY

**SEC. 27**

**BLK. F**

**LOT 8**

**ZONE R1-6/OB**

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**HEARING NO. HO 1****APPEAL NO. 23-683****HICKSVILLE**

**DAISY WILKONSKI:** (A) Variance to construct portico having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less aggregate side yards than permitted by Ordinance. (C) Variance to construct portico and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Fireplace Ln., S/o Tip Top Ln., a/k/a 29 Fireplace Lane, Hicksville, NY

**SEC. 46**

**BLK. 469**

**LOT 28**

**ZONE R1-7**

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**HEARING NO. HO 2****APPEAL NO. 23-637****HICKSVILLE**

**MARVIN RUBIO:** (A) Variance to construct second floor addition having less front yard setback than permitted by Ordinance. (B) Variance to construct two story addition having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct two story addition and second story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct second floor addition and two story addition exceeding maximum gross floor area than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 96-91 and granted by Decision of the Zoning Board of Appeals, dated March 28, 1996.

N/s/o Ohio St., 50 ft. E/o Burns Ave., a/k/a 152 Ohio Street, Hicksville, NY

**SEC. 11**

**BLK. 251**

**LOT 30**

**ZONE R1-7**

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**HEARING NO. HO 3****APPEAL NO. 23-635****WESTBURY**

**CHANDRASHEKAR VELLUR:** Variance to construct front roof over and rear two story addition exceeding maximum building coverage than permitted by Ordinance.

E/s/o Harwick Rd., 417.77 ft. N/o Briarcliff Rd., a/k/a 26 Harwick Road, Westbury, NY

**SEC. 11**

**BLK. 384**

**LOT 16**

**ZONE R1-7**

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**HEARING NO. HO 4****APPEAL NO. 23-719****OYSTER BAY**

**THOMAS & KATHRYN CLEARY:** Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

S/s/o Melbourne St., W/o Ships Point Ln., a/k/a 86 Melbourne Street, Oyster Bay, NY

**SEC. 27**

**BLK. 38**

**LOT 347**

**ZONE R1-10/OB**

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HEARING NO. HO 5

APPEAL NO. 23-527

FARMINGDALE

ALICIA LOMBARDI: Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

NW/ cor. of Lincoln St. & Melody Dr., a/k/a 17 Lincoln Street, Farmingdale, NY

SEC. 48

BLK. 574

LOT 27

ZONE R1-7  
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**FEBRUARY 26, 2024**

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

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