



**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

LOIS SCHMITT - LEWIS J. YEVOLI - RITA BYRNE  
KATHLEEN MULLIGAN - REBECCA M. ALESIA - JEROME FITZPATRICK

\*\*\*\*\*

**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 11, 2021*, at 7:00 P. M., to consider the following appeals:

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

Pursuant to the provisions of Chapter 246, Section 246-12 of the Code of the Town of Oyster Bay, and New York State Executive Order No. 202.1, et. seq. 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, 54 Audrey Avenue, Oyster Bay, New York, on MARCH 11, 2021, at 7:00 P.M., to be held remotely, and the public has the ability to view or listen to such proceeding via live stream at [www.oysterbaytown.com](http://www.oysterbaytown.com), and that such meeting will be recorded and later transcribed, to consider the following appeal:

MEMBERS OF THE PUBLIC MAY COMMENT ON APPLICATIONS.  
COMMENTS TO BE HEARD ON THE NIGHT OF THE HEARING AND ENTERED INTO THE RECORD AT THAT TIME MUST BE RECEIVED BY THE ZONING BOARD OF APPEALS BY 4 P.M. WEDNESDAY BEFORE THE HEARING, COMMENTS TO BE ENTERED INTO THE RECORD FOLLOWING THE HEARING MUST BE RECEIVED BY THE NEXT WEDNESDAY FOLLOWING THE HEARING DATE BY 4 P.M.

COMMENTS SHALL BE SENT EITHER:

VIA E-MAIL TO: [SCLONINGER@OYSTERBAY-NY.GOV](mailto:SCLONINGER@OYSTERBAY-NY.GOV)

VIA MAIL TO: ZONING BOARD OF APPEALS  
74 Audrey Avenue  
Oyster Bay, NY 11771

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

**HEARING NO. RC 1**

**APPEAL NO. 20-266 - AMENDMENT**

**FARMINGDALE**

**PATRICIA WALLACE:** Amend Specific Plan as presented for Appeal No. 20-266 and granted by Decision of the Zoning Board of Appeals, dated August 20, 2020, to allow existing enlarged wood deck to remain.

S/s/o Damin Dr., 343.06 ft. W/o Lois Ln., a/k/a 12 Damin Drive, Farmingdale, NY

**SEC. 48                                      BLK. 574                                      LOT 17                                      ZONE R1-7**

**HEARING NO. RC 2**

**APPEAL NO. 19-540 - AMENDMENT**

**SYOSSET**

**DAVID MILANA:** Amend Specific Plan as presented for Appeal No. 19-540 and granted by Decision of the Zoning Board of Appeals, dated October 17, 2019, for the submittal of amended plans.

E/s/o Pine Rd., 2,741.67 ft. E/o Jackson Ave., a/k/a 24 Pine Road, Syosset, NY

**SEC. 15                                      BLK. F                                      LOT 12                                      ZONE R1-1A**

**HEARING NO. 1****APPEAL NO. 21-88****MASSAPEQUA PARK**

**JOSEPHINE & MICHAEL SALERNO:** (A) Variance to allow existing swimming pool abutting roofed over deck with wood fireplace, outdoor kitchen and bar counter abutting dwelling having less rear yard setback than permitted by Ordinance. (B) Variance to construct roof over deck with wood fireplace having less side yard setback than permitted by Ordinance. (C) Variance to construct roof over deck with outdoor shower having less aggregate side yards than permitted by Ordinance. (D) Variance to construct roof over deck exceeding maximum building coverage than permitted by Ordinance.

N/s/o Meadow Rd., 70.11 ft. W/o Chester Ave., a/k/a 9 Meadow Road, Massapequa Park, NY  
**SEC. 53                      BLK. 183                      LOT 2                      ZONE R1-7**

---

**HEARING NO. 2****APPEAL NO. 21-89****MASSAPEQUA**

**KAREN LENZE:** (A) Variance to install in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to install pool equipment having less side yard setback than permitted by Ordinance. (C) Variance to allow existing air conditioning units having less side yard setback than permitted by Ordinance.

E/s/o Greatwater Ave., 300 ft. N/o Seagull Pl., a/k/a 38 Greatwater Avenue, Massapequa, NY  
**SEC. 66                      BLK. 78                      LOT 42                      ZONE R1-10**

---

**HEARING NO. 3****APPEAL NO. 21-90****MASSAPEQUA**

**APRIL CLAUSS:** (A) Variance to construct second story addition and roof over existing one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Baltimore Ave., 220 ft. W/o Central Ave., a/k/a 90 Baltimore Avenue, Massapequa, NY  
**SEC. 52                      BLK. 177                      LOT 502                      ZONE R1-7**

---

**HEARING NO. 4****APPEAL NO. 21-91****NORTH MASSAPEQUA**

**DAWN CARTALANO:** (A) Variance to allow existing 9.56 ft. by 15.50 ft. shed, 7 ft. by 7 ft. shed and gazebo having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance.

E/s/o Hastings Rd., N/o Hampton Ct., a/k/a 17 Hastings Road, North Massapequa, NY  
**SEC. 52                      BLK. 490                      LOT 16                      ZONE R1-7**

---

**HEARING NO. 5****APPEAL NO. 21-92****NORTH MASSAPEQUA**

**BRAD FOSTER:** (A) Variance to construct two story side addition, second story addition, deck addition, front porch and roof over patio exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct two story side addition and second story addition exceeding maximum height than permitted by Ordinance.

W/s/o Hastings Rd., 110 ft. S/o Hampton Ct., a/k/a 6 Hastings Road, North Massapequa, NY  
**SEC. 52                      BLK. 390                      LOT 18                      ZONE R1-7**

---

**HEARING NO. 6**

**APPEAL NO. 21-93**

**NORTH MASSAPEQUA**

**MICHAEL CHARNEY:** (A) Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

NE/ cor. of N. Pine St. & Garden Ave., a/k/a 13 N. Pine Street, North Massapequa, NY  
SEC. 52                      BLK. 399                      LOT 16                      ZONE R1-7

**HEARING NO. 7**

**APPEAL NO. 21-94**

**BETHPAGE**

**DAWN & MARCO RIBEIRO:** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Troscher Ln., 249.89 ft. W/o Central Blvd., a/k/a 10 Troscher Lane, Bethpage, NY  
SEC. 46                      BLK. K                      LOT 713                      ZONE R1-7

**HEARING NO. 8**

**APPEAL NO. 21-95**

**HICKSVILLE**

**JOHN HOELZER:** Variance to allow existing gazebo exceeding maximum building coverage than permitted by Ordinance.

S/s/o Friendly Rd., 668.23 ft. E/o Spindle Rd., a/k/a 36 Friendly Road, Hicksville, NY  
SEC. 45                      BLK. 296                      LOT 8                      ZONE R1-7

**HEARING NO. 9**

**APPEAL NO. 21-96**

**HICKSVILLE**

**JOAN T. KELLY:** (A) Variance to allow existing second floor dormer having less average side/front yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 69-75 and granted by Decision of the Zoning Board of Appeals, dated February 27, 1969.

SE/ cor. of Smith St. & Ronald Ave., a/k/a 19 Smith Street, Hicksville, NY  
SEC. 12                      BLK. 167                      LOT 40                      ZONE R1-7

**HEARING NO. 10**

**APPEAL NO. 21-97**

**HICKSVILLE**

**RICHARD & HELEN ILSLEY:** (A) Variance to allow existing side one story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing second story addition having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing 8.2 ft. by 12.2 ft. shed having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 7.3 ft. by 12.2 ft. shed and 8.2 ft. by 12.2 ft. shed having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Arch Ln., 60 ft. W/o Arcadia Ln., a/k/a 6 Arch Lane, Hicksville, NY  
SEC. 45                      BLK. 357                      LOT 9                      ZONE R1-7

**HEARING NO. 11****APPEAL NO. 21-98****HICKSVILLE**

**JAY SHAH:** (A) Variance to construct front steps having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story cantilevered addition having less side yard setback, aggregate side yards and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story cantilevered addition, front porch and second story deck exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct second story cantilevered addition and second story deck exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Garden Blvd., 101.67 ft. N/o Lenore Ave., a/k/a 50 Garden Boulevard, Hicksville, NY  
**SEC. 46                      BLK. 413                      LOT 27                      ZONE R1-7**

---

**HEARING NO. 12****APPEAL NO. 21-99****HICKSVILLE**

**XIN WANG:** Variance to allow existing detached garage with storage loft having less side yard setback and exceeding maximum height than permitted by Ordinance.

N/s/o Plainview Rd., W/o McKinley Ave., a/k/a 174 Plainview Road, Hicksville, NY  
**SEC. 12                      BLK. 243                      LOT 53                      ZONE R1-6**

---

**HEARING NO. 13****APPEAL NO. 21-100****HICKSVILLE**

**GOLDY GHOTRA:** (A) Variance to construct detached garage with attached roof over patio exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-231 and granted by Decision of the Zoning Board of Appeals, dated May 9, 2019.

W/s/o S. Oyster Bay Rd., 60 ft. S/o Walter Ave., a/k/a 750 S. Oyster Bay Road, Hicksville, NY  
**SEC. 46                      BLK. 632                      LOT 17                      ZONE R1-7**

---

**HEARING NO. 14****APPEAL NO. 21-101****HICKSVILLE**

**KAMAL KHURANA:** (A) Variance to allow existing front portico having less front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 07-85 and granted by Decision of the Zoning Board of Appeals, dated February 15, 2007.

S/s/o Friendly Rd., E/o Division Ave., a/k/a 19 Friendly Road, Hicksville, NY  
**SEC. 45                      BLK. 295                      LOT 4                      ZONE R1-7**

---

**HEARING NO. 15****APPEAL NO. 21-102****OLD BETHPAGE**

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

N/s/o Serpentine Ln., 247.60 ft. E/o Winding Rd., a/k/a 7 Serpentine Lane, Old Bethpage, NY  
**SEC. 47                      BLK. 113                      LOT 23                      ZONE R1-10**

---

**HEARING NO. 16**

**APPEAL NO. 21-103**

**PLAINVIEW**

**THE ROMAN CATHOLIC CHURCH OF STAIN PIUS X:** Variance to construct new dwelling on sub-divided lot having less width of lot than permitted by Ordinance. **PARCEL B**

S/s/o Washington Ave., 114.57 ft. W/o E. Pkwy., a/k/a Washington Avenue, Plainview, NY  
**SEC. 13                      BLK. 108                      LOT 35                      ZONE R1-20**

---

**HEARING NO. 17**

**APPEAL NO. 21-104**

**PLAINVIEW**

**THE ROMAN CATHOLIC CHURCH OF STAIN PIUS X:** (A) Variance to allow existing buildings on sub-divided lot exceeding maximum gross floor area and building coverage than permitted by Ordinance. (B) Variance to construct building on sub-divided lot having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing drive aisle and parking spaces on sub-divided lot having less rear yard setback than permitted by Ordinance. **PARCEL C**

SE/ cor. of Washington Ave. & Presidential Dr., a/k/a 270 Washington Avenue, Plainview, NY  
**SEC. 13                      BLK. 108                      LOT 35                      ZONE R1-20**

---

**HEARING NO. 18**

**APPEAL NO. 21-105**

**PLAINVIEW**

**THE ROMAN CATHOLIC CHURCH OF STAIN PIUS X:** Variance to construct new dwelling on sub-divided lot having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **PARCEL A**

SW/ cor. of Washington Ave. & Bethpage State Pkwy., a/k/a Washington Avenue, Plainview, NY  
**SEC. 13                      BLK. 108                      LOT 35                      ZONE R1-20**

---

**HEARING NO. 19**

**APPEAL NO. 21-106**

**PLAINVIEW**

**JAMES BRENNAN:** (A) Variance to allow existing roof over porch with steps to grade having less average side/front yard setback (Elmwood Street) than permitted by Ordinance. (B) Variance to allow existing second story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing roof over porch exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing roof over porch and second story addition exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing 6 ft. high fence exceeding maximum height in front yard (Amby Avenue) than permitted by Ordinance. (F) Variance to allow existing driveway having less setback than permitted by Ordinance. (G) Amend Specific Plan as presented for Appeal No. 63-185 and granted by Decision of the Zoning Board of Appeals, dated May 16, 1963.

SE/ cor. of Elmwood St. & Amby Ave., a/k/a 85 Elmwood Street, Plainview, NY  
**SEC. 12                      BLK. 13                      LOT 63                      ZONE R1-7**

---

**HEARING NO. 20**

**APPEAL NO. 21-107**

**WOODBURY**

**GEORGE MACCHIA:** Variance to construct new dwelling having less aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Plainview Rd., S/o Jericho Tpke., a/k/a 92 Plainview Road, Woodbury, NY  
**SEC. 13                      BLK. D                      LOT 136                      ZONE R1-1A**

---

**HEARING NO. 21**

**APPEAL NO. 21-108**

**JERICO**

**ADAM ROSS:** (A) Variance to construct deck having less rear yard setback than permitted by Ordinance. (B) Variance to construct deck and one story rear addition exceeding maximum building coverage than permitted by Ordinance.

S/s/o Forest Dr., E/o Lofty St., a/k/a 244 Forest Drive, Jericho, NY

**SEC. 12**

**BLK. 549**

**LOT 17**

**ZONE R1-10**

---

**HEARING NO. 22**

**APPEAL NO. 21-109**

**JERICO**

**TIANQI LIU:** Variance to construct deck having less average front yard setback than permitted by Ordinance.

NE/ cor. Merry Ln. & Hedgerow Ln., a/k/a 65 Merry Lane, Jericho, NY

**SEC. 12**

**BLK. 509**

**LOT 19**

**ZONE R1-10**

---

**HEARING NO. 23**

**APPEAL NO. 21-110**

**SYOSSET**

**REBEKA & JOSHUA BLOOMGARDEN:** Variance to construct one story addition and second story addition with patio below having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

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**

---

**HEARING NO. 24**

**APPEAL NO. 21-111**

**SYOSSET**

**DANIELLE M. RIGGIO:** Variance to construct new dwelling on sub-divided lot having less width of lot frontage (on town road) than permitted by Ordinance. **PARCEL B**

E/s/o Jackson Ave., 743.82 ft. W/o Robert Cir., a/k/a 189 Jackson Avenue, Syosset, NY

**SEC. 15**

**BLK. 89**

**LOT 56**

**ZONE R1-7**

---

**HEARING NO. 25**

**APPEAL NO. 21-112**

**GLEN HEAD**

**STEVE LIZZA:** (A) Variance to install in-ground swimming pool and pool equipment having less side/ front yard setback than permitted by Ordinance. (B) Variance to install in-ground swimming pool having less side yard setback than permitted by Ordinance. (C) Variance to allow existing natural gas generator in side/front yard to remain.

SW / cor. of Central Dr. & Cross Ln., a/k/a 17 Central Drive, Glen Head, NY

**SEC. 21**

**BLK. 202**

**LOT 286**

**ZONE R1-20**

---

**HEARING NO. HO 1**

**APPEAL NO. 20-458**

**HICKSVILLE**

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

SE/ cor. of Colony St. & Ketchams Rd., a/k/a 42 Colony Street, Hicksville, NY

**SEC. 12**

**BLK. 108**

**LOT 30**

**ZONE R1-7**

---

**HEARING NO. HO 2**

**APPEAL NO. 20-467**

**WOODBURY**

**JEFFREY SUPINSKY**: Variance to allow existing cabana and pond with waterfall having less side yard setback than permitted by Ordinance.

S/s/o Hillcrest Ln., 519.72 ft. W/o Uphill Ln., a/k/a 10 Hillcrest Lane, Woodbury, NY

**SEC. 14**

**BLK. E**

**LOT 138**

**ZONE R1-2A**  
-----

**HEARING NO. HO 3**

**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**  
-----

**MARCH 1, 2021**

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

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