



**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 21, 2024*, at 7:00 P. M., to consider the following appeals:

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

**HEARING NO. 1**

**APPEAL NO. 24-2**

**MASSAPEQUA**

**MICHAEL PALADINO**: (A) Variance to allow existing 12.8 ft. by 6.2 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing outdoor counter having less side yard setback than permitted by Ordinance. (C) Variance to allow existing shed with attached roof over having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing 12.8 ft. by 6.2 ft. shed with attached roof over exceeding maximum height than permitted by Ordinance.

W/s/o Park Ln., 60 ft. S/o Massachusetts Ave., a/k/a 166 Park Lane, Massapequa, NY  
**SEC. 48                      BLK. 394                      LOT 39                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 24-8**

**MASSAPEQUA**

**KEVIN GUNTHER**: (A) Variance to construct 35.9 ft. by 61.66 ft. new dwelling on existing foundation having less side yard setback, aggregate side yards, roof pitch, exceeding maximum gross floor area and building lot coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing shed having less side yard setback and aggregate side yards than permitted by Ordinance.

W/s/o Stillwater Ave., 900 ft. S/o S. Bay Dr., a/k/a/ 75 Stillwater Avenue, Massapequa, NY  
**SEC. 66                      BLK. 85                      LOT 111                      ZONE R1-10**

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**HEARING NO. 3**

**APPEAL NO. 24-9**

**MASSAPEQUA**

**ZACHARY KACHMAR**: Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

NW/ cor. of Highland St. W. & Sunset Rd., a/k/a 23 Highland Street, Massapequa, NY  
**SEC. 66                      BLK. 49                      LOT 7                      ZONE R1-10**

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**HEARING NO. 4**

**APPEAL NO. 24-16**

**MASSAPEQUA**

**EILEEN & JOHN FROLE**: Variance to allow existing rear second story deck having less side yard setback than permitted by Ordinance.

S/s/o Ocean Ave., 140.31 ft. W/o Dolphin Dr., a/k/a 9 Ocean Avenue, Massapequa, NY  
**SEC. 65                      BLK. 213                      LOT 47                      ZONE R1-7**

**HEARING NO. 5**

**APPEAL NO. 24-24**

**MASSAPEQUA**

**CHRISTOPHER CARTOLANO:** (A) Variance to construct cellar entrance having less side yard setback than permitted by Ordinance. (B) Variance to construct rear roof over exceeding maximum building coverage and gross floor area than permitted by Ordinance.

E/s/o Belair Dr., 632.39 ft. N/o Redwood Ln., a/k/a/ 264 Belair Drive, Massapequa, NY  
SEC. 53                      BLK. 220                      LOT 10                      ZONE R1-7

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**HEARING NO. 6**

**APPEAL NO. 23-378**

**NORTH MASSAPEQUA**

**MOHAMMED CHOWDHURY:** Variance to allow existing 6 ft. high fence and 5 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o N. Poplar St., 100 ft. W/o N. Park Ave., a/k/a 275 N. Poplar Street, North Massapequa, NY  
SEC. 52                      BLK. 56                      LOT 2298                      ZONE R1-10

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**HEARING NO. 7**

**APPEAL NO. 24-15**

**NORTH MASSAPEQUA**

**KENNETH CAMPAGNA:** Variance to allow existing 6 ft. high PVC fence and 5 ft. high PVC fence exceeding maximum height across side/front yard (N. Bay Avenue) than permitted by Ordinance.

NW/ cor. of N. Albany Ave. & N. Bay Ave., a/k/a 241 N. Albany Avenue, North Massapequa, NY  
SEC. 52                      BLK. 62                      LOT 1202                      ZONE R1-7

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**HEARING NO. 8**

**APPEAL NO. 24-20**

**BETHPAGE**

**ROLF & DOREEN SACHS:** (A) Variance to allow an existing kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing rear addition (South side) having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct egress well having less side yard setback than permitted by Ordinance. (D) Variance to allow existing 8.2 ft. by 11.9 ft. shed having less side yard setback than permitted by Ordinance. (E) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required.

E/s/o Cambridge Ct., 80 ft. N/o Devon Rd., a/k/a 12 Cambridge Court, Bethpage, NY  
SEC. 46                      BLK. 419                      LOT 17                      ZONE R1-7

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**HEARING NO. 9**

**APPEAL NO. 24-23**

**BETHPAGE**

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

SW/ cor. of Laurel Pl. & S. Sheridan Ave., a/k/a/ 1 Laurel Place, Bethpage, NY  
SEC. 46                      BLK. 246                      LOT 489                      ZONE R1-7

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**HEARING NO. 10****APPEAL NO. 24-7****HICKSVILLE**

**ALAN LEE:** (A) Variance to construct 44.1 ft. by 46.4 ft. new dwelling on partial new and partial existing foundation having less aggregate side yards, roof pitch and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Bamboo Ln., 241.50 ft. S/o Blueberry Ln., a/k/a/ 15 Bamboo Lane, Hicksville, NY  
**SEC. 45                      BLK. 366                      LOT 36                      ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 24-22****HICKSVILLE**

**CRISTINA L. GISONDA:** (A) Variance to construct 28 ft. by 64 ft. new dwelling on partial existing and partial new foundation having less side/front yard setback (Salem Gate), rear yard setback (Jerusalem Avenue) and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to park in required front yard. (C) Variance to erect 6 ft. high vinyl fence and allow existing 6 ft. high fence exceeding maximum height across front yards (Jerusalem Avenue & Salem Road) than permitted by Ordinance. (D) Variance to erect 6 ft. high vinyl fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of Salem Gate & Salem Rd., a/k/a 1 Salem Gate, Hicksville, NY  
**SEC. 45                      BLK. 480                      LOT 1                      ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 24-1****OLD BETHPAGE**

**LAURA CASCARELLA:** (A) Variance to construct a second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance to construct an accessory unit for a **PARENT/CHILD** residence exceeding maximum number of bedrooms than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required. (D) Variance to construct cantilevered second floor addition and front roofed-over porch exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct cantilevered second floor addition exceeding maximum gross floor area and having less roof pitch than permitted by Ordinance. (F) Variance to construct side platform having less side yard setback and aggregate side yards than permitted by Ordinance. (G) Variance to allow existing temporary shed having less side yard setback and aggregate side yards than permitted by Ordinance. (H) Variance to allow existing 7.9 ft. by 12 ft. shed having less side yard setback than permitted by Ordinance. (I) Variance to allow existing generator having less side yard setback than permitted by Ordinance.

E/s/o Cindy Dr., 111.67 ft. S/o Hay Path Rd., a/k/a 4 Cindy Drive, Old Bethpage, NY  
**SEC. 47                      BLK. 108                      LOT 3                      ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 23-523****PLAINVIEW**

**KENNETH WEINBERG:** (A) Variance to construct second floor addition and modified front porch having less front yard setback than permitted by Ordinance. (B) Variance to construct second floor addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Randy Ln., 161 ft. N/o Grace St., a/k/a 39 Randy Lane, Plainview, NY  
**SEC. 12                      BLK. 491                      LOT 11                      ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 24-64****PLAINVIEW**

**MAG RE HOLDINGS PLAINVIEW LLC:** (A) Variance to construct addition having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 72 when 136 parking spaces are required.

S/s/o S. Service Rd., 450 ft. W/o Newtown Rd., a/k/a/ 65 S. Service Road, Plainview, NY  
**SEC. 13                      BLK. 88                      LOT 41                      ZONE LI**

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**HEARING NO. 15****APPEAL NO. 24-21****WOODBURY**

**SAWMILL CONSTRUCTION CORP.:** Variance to construct new dwelling having less average front yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Fairbanks Blvd., 721.65 ft. N/o Juneau Blvd., a/k/a 31 Fairbanks Boulevard, Woodbury, NY  
**SEC. 13                      BLK. 81                      LOT 20                      ZONE R1-1A**

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**HEARING NO. 16****APPEAL NO. 23-753****SYOSSET**

**HAGAY KEREN:** Variance to construct new dwelling exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Meadowbrook Rd., 228.63 ft. W/o Berry Hill Rd., a/k/a 11 Meadowbrook Road, Syosset, NY  
**SEC. 25                      BLK. 22                      LOT 200                      ZONE R1-7**

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**HEARING NO. 17****APPEAL NO. 24-17****SYOSSET**

**JEDD GOLDINGER:** (A) Variance to construct second story addition having less average side/front yard setback (Renee Road) than permitted by Ordinance. (B) Variance to construct porticos with steps to grade and allow existing one story addition exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing masonry steps to grade having less side yard setback than permitted by Ordinance. (D) Variance to allow existing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Renee Road) than permitted by Ordinance. (F) Variance to erect 4 ft. high pool fence and allow existing 4 ft. high pool fence having less setback from swimming pool than permitted by Ordinance.

NE/ cor. of Berry Hill Rd. & Renee Rd., a/k/a 194 Berry Hill Road, Syosset, NY  
**SEC. 25                      BLK. 28                      LOT 1                      ZONE R1-10**

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**HEARING NO. 18****APPEAL NO. 24-26****SYOSSET**

**DAREN HOM:** Variance to erect 6 ft. high aluminum fence exceeding maximum height across side/front yard (Griffin Lane) and within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of Griffin Ln. & Holly Dr., a/k/a 12 Griffin Lane, Syosset, NY  
**SEC. 15                      BLK. 90                      LOT 26                      ZONE R1-7**

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**HEARING NO. 19**

**APPEAL NO. 24-5**

**GLEN HEAD**

**EDWARD BRALA**: Variance to allow existing detached garage with attached roof over having less side yard setback, rear yard setback, exceeding maximum height, rear yard coverage, accessory building coverage, building coverage of the principal building and building coverage than permitted by Ordinance.

E/s/o Sheppard St., 100 ft. N/o Post St., a/k/a 4 Sheppard Street, Glen Head, NY  
**SEC. 20                      BLK. 17                      LOT 63                      ZONE R1-7**

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**HEARING NO. 20**

**APPEAL NO. 23-735**

**LOCUST VALLEY**

**LOCUST PLACE, LLC**: (A) Variance to allow existing 10 ft. by 36.4 ft. one story addition, deck, attached shed, portico and side platform with steps to grade exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing deck having less rear yard setback than permitted by Ordinance.

E/s/o Locust Pl., N/o Buckram Rd., a/k/a/ 21 Locust Place, Locust Valley, NY  
**SEC. 30                      BLK. 23                      LOT 218                      ZONE R1-7**

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**HEARING NO. 21**

**APPEAL NO. 23-757**

**EAST NORWICH**

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

SW/ cor. of Sunny Hill Dr. & Split Oak Dr., a/k/a 20 Sunny Hill Drive, East Norwich, NY  
**SEC. 27                      BLK. 50                      LOT 17                      ZONE R1-10**

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**HEARING NO. 22**

**APPEAL NO. 23-680**

**OYSTER BAY**

**STEVE BAUER**: (A) Variance to construct deck extension having less side yard setback, rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to install swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence and 5 ft. high chain-link fence exceeding maximum height across front yard than permitted by Ordinance.

E/ cor. of Capitol Heights Rd., a/k/a 74 Capitol Height Road, Oyster Bay, NY  
**SEC. 24                      BLK. 1                      LOT 65                      ZONE R1-10/OB**

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**HEARING NO. 23**

**APPEAL NO. 24-4**

**OYSTER BAY**

**MARY ELLEN CASEY**: (A) Variance for the expansion of two-family dwelling. (B) Variance to construct addition with covered porch, wood deck and allow existing one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct addition with covered porch exceeding maximum height setback ratio for side yard than permitted by Ordinance.

W/s/o W. Main St., 263.28 ft. N/o Underhill Ave., a/k/a 195 W. Main Street, Oyster Bay, NY  
**SEC. 24                      BLK. A                      LOT 8                      ZONE R1-10/OB**

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**HEARING NO. HO 1****APPEAL NO. 23-659****MASSAPEQUA**

**LORI BLITZER:** (A) Variance to construct 13.1 ft. by 5.5 ft. rear deck, 21.1 ft. by 7.6 ft. deck attached to existing above-ground swimming pool and deck square off having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing above-ground swimming pool attached to proposed 21.1 ft. by 7.6 ft. deck attached to dwelling having less rear yard setback and side yard setback than permitted by Ordinance. (C) Variance to allow existing shed located in southeast corner of property having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing shed located in southwest corner of property having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance.

S/s/o N. Beech St., 550 ft. E/o N. Pine Dr., a/k/a 84 N. Beech Street, Massapequa, NY  
**SEC. 48                      BLK. 18                      LOT 83                      ZONE R1-7**

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**HEARING NO. HO 2****APPEAL NO. 23-529 - AMENDMENT****MASSAPEQUA**

**SCOTT CUNNINGHAM:** Amend Specific Plans as presented for Appeal No. 21-4 and granted by Decision of the Zoning Board of Appeals, dated February 25, 2021 and for Appeal No. 20-206 and granted by Decision of the Zoning Board of Appeals, dated July 23, 2020 and for Appeal No. 67-442 and granted by Decision of the Zoning Board of Appeals, dated October 11, 1967, to construct two-story deck.

N/s/o Stillwater Ave., 115.93 S/o Waterview Ave., a/k/a 118 Stillwater Avenue, Massapequa, NY  
**SEC. 66                      BLK. 87                      LOT 29                      ZONE R1-10**

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**HEARING NO. HO 3****APPEAL NO. 23-617****HICKSVILLE**

**KULWANT SINGH:** Variance to construct detached garage exceeding maximum building coverage than permitted by Ordinance.

N/s/o Colony St., 70 ft. E/o Ketchams Rd., a/k/a 39 Colony Street, Hicksville, NY  
**SEC. 12                      BLK. 107                      LOT 52                      ZONE R1-7**

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**HEARING NO. HO 4****APPEAL NO. 23-621****PLAINVIEW**

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

NE/ cor. of Birch Dr. & Oak Dr., a/k/a 61 Birch Drive, Plainview, NY  
**SEC. 12                      BLK. 59                      LOT 32                      ZONE R1-7**

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**MARCH 11, 2024****BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**