



**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 *APRIL 4, 2023* at 7:00 P. M., to consider the following appeals:  
  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. RC 1**

**APPEAL NO. 22-91 - AMENDMENT**

**MASSAPEQUA**

**JOSEPH JARONCZYK, JR.:** Amend Specific Plan as presented for Appeal No. 22-91 and granted by Decision of the Zoning Board of Appeals, dated March 10, 2022, for the submittal of new plans.

N/s/o St. Marks Pl., 160 ft. W/o Seaford Ave., a/k/a 11 St. Marks Place, Massapequa, NY  
**SEC. 65                                      BLK. 8-1                                      LOT 217                                      ZONE R1-7**

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**HEARING NO. 1**

**APPEAL NO. 23-130**

**MASSAPEQUA**

**MARIUSZ J. MICYK & BARBARA MICYK:** (A) Variance to allow 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 to 2 when 3 parking spaces are required.

N/s/o Boston Ave., 280 ft. E/o Ocean Ave., a/k/a 205 Boston Avenue, Massapequa, NY  
**SEC. 48                                      BLK. 109                                      LOT 57                                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 23-131**

**MASSAPEQUA**

**PAUL CONBOY:** (A) Variance to construct roofed over front porch with steps to grade and second story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct roofed over front porch with steps to grade exceeding maximum building coverage than permitted by Ordinance.

W/s/o Forest Ave., 719.90 ft. W/o Jefferson Pl., a/k/a 86 Forest Avenue, Massapequa, NY  
**SEC. 65                                      BLK. 1601                                      LOT 234                                      ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 23-132**

**MASSAPEQUA**

**BRIAN GOLL:** Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

N/s/o Ocean Ave., 221.06 ft. W/o Bayview Pl. W., a/k/a 14 Ocean Avenue, Massapequa, NY  
**SEC. 65                                      BLK. 212                                      LOT 3                                      ZONE R1-7**

**HEARING NO. 4****APPEAL NO. 23-133****MASSAPEQUA**

**KATHERINE VIGILANTE:** (A) Variance to install in-ground swimming pool, gas pool heater and filter having less side/front yard setback (Cedar Shore Drive) than permitted by Ordinance. (B) Variance to install in-ground swimming pool having less rear yard setback than permitted by Ordinance. (C) Variance to construct partial rear deck addition having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to allow existing 14.2 ft. by 8 ft. shed having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (E) Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (Cedar Shore Drive) than permitted by Ordinance. (F) Amend Specific Plan as presented for Appeal No. 98-721 and granted by Decision of the Zoning Board of Appeals, dated December 17, 1998 and amended by Decision of the Zoning Board of Appeals, dated February 3, 2000.

NW/ cor. of Brewster Rd. & Cedar Shore Dr., a/k/a 123 Brewster Road, Massapequa, NY  
**SEC. 65                      BLK. 150                      LOT 63                      ZONE R1-10/OHG**

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**HEARING NO. 5****APPEAL NO. 23-134****MASSAPEQUA**

**PETER & AUGUSTA SANFILIPPO:** Variance to allow existing 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

S/s/o McKinley Pl., 180 ft. W/o Seaford Ave., a/k/a 2 McKinley Place, Massapequa, NY  
**SEC. 65                      BLK. 6                      LOT 139                      ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 23-135****MASSAPEQUA**

**BARBARA MAGITO:** (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.

NW/ cor. of Sunset Rd. & Nassau Rd., a/k/a 65 Sunset Road, Massapequa, NY  
**SEC. 66                      BLK. 22                      LOT 32                      ZONE R1-10**

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**HEARING NO. 7****APPEAL NO. 23-136****FARMINGDALE**

**DENIS O'NEIL:** (A) Variance to construct second floor addition exceeding maximum height than permitted by Ordinance. (B) Variance to erect 6 ft. high wood fence exceeding maximum height across front yards (Dolphin Drive & Anchor Way) than permitted by Ordinance. (C) Amend Specific Plans as presented for Appeal No. 17-461 and granted by Decision of the Zoning Board of Appeals, dated November 30, 2017 and for Appeal No. 95-71 and granted by Decision of the Zoning Board of Appeals, dated March 9, 1995.

NW/ cor. of Anchor Way & Dolphin Dr., a/k/a 1 Anchor Way, Farmingdale, NY  
**SEC. 49                      BLK. 251                      LOT 1                      ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 23-137****HICKSVILLE**

**JESSICA PREVIDI:** (A) Variance to allow existing stone fireplace with pizza oven having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-27 and granted by Decision of the Zoning Board of Appeals, dated January 20, 2022.

W/s/o Burns Ave., 118.01 ft. N/o Princess St., a/k/a 137 Burns Avenue, Hicksville, NY  
**SEC. 11                      BLK. 245                      LOT 33                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 23-138****HICKSVILLE**

**ASOK CHAUDHURI:** (A) Variance to construct second story addition having less front yard setback than permitted by Ordinance. (B) Variance to construct second story addition and second story terrace with patio below having less side yard setback than permitted by Ordinance. (C) Variance to construct second story addition, second story terrace with patio below and allow existing covered patio having less aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct second story terrace with patio below and allow existing covered patio exceeding maximum building coverage than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 14-335 and granted by Decision of the Zoning Board of Appeals, dated September 18, 2014.

N/s/o 8<sup>th</sup> St., 112 ft. W/o Jerusalem Ave., a/k/a 204 8<sup>th</sup> Street, Hicksville, NY

**SEC. 45**

**BLK. 91**

**LOT 130**

**ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 23-139****PLAINVIEW**

**FARAZ ESSANI:** (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Manetto Hill Road) than permitted by Ordinance. (B) Variance to allow existing 4 ft. high PVC picket fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NE/ cor. of Montclair Rd. & Manetto Hill Rd., a/k/a 1 Montclair Road, Plainview, NY

**SEC. 13**

**BLK. 30**

**LOT 11**

**ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 23-140****PLAINVIEW**

**ROBERT S. WIDOM:** Variance to construct wood deck with steps to grade having less aggregate side yards, rear yard setback and exceeding maximum building coverage than permitted by Ordinance.

W/s/o Gilbert Ln., 67.95 ft. W/o Country Dr., a/k/a 42 Gilbert Lane, Plainview, NY

**SEC. 13**

**BLK. 40**

**LOT 12**

**ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 23-141****WOODBURY**

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

NW/ cor. of Christopher Ct. & Keri Way, a/k/a 10 Christopher Court, Woodbury, NY

**SEC. 14**

**BLK. D**

**LOT 768**

**ZONE R1-20**

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**HEARING NO. 13****APPEAL NO. 23-142****JERICO**

**SHIYING ZENG & ZHIAN XU:** Variance to erect 6 ft. fence exceeding maximum height across side/front yard than permitted by Ordinance.

NE/ cor. of Onondaga Pl. & Saratoga Dr., a/k/a 2 Onondaga Place, Jericho, NY

**SEC. 11**

**BLK. 453**

**LOT 41**

**ZONE R1-10**

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**HEARING NO. 14**

**APPEAL NO. 23-143**

**JERICHO**

**KIMCO Birchwood Jericho North, LLC:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 1,635 when 2,153 parking spaces are required.

E/s/o N. Broadway, 500 ft. N/o Market St., a/k/a 499 N. Broadway, Jericho, NY

**SEC. 12**

**BLK. A**

**LOT 1341**

**ZONE GB**

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**HEARING NO. 15**

**APPEAL NO. 23-144**

**JERICHO**

**IRIS XINXIN HE:** (A) Variance to construct new dwelling having less average front yard setback (Yates Lane) and average side/front yard setback (Saratoga Drive) than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

SW/ cor. of Yates Ln. & Saratoga Dr., a/k/a 21 Yates Lane, Jericho, NY

**SEC. 11**

**BLK. 438**

**LOT 1**

**ZONE R1-10**

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**HEARING NO. 16**

**APPEAL NO. 23-145**

**SYOSSET**

**ROQIA JALILI:** (A) Variance to allow existing shed attached to dwelling and roofed over patio with outdoor gas fireplace having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing shed attached to dwelling having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Wendy Rd., 146.39 ft. N/o Cedar St., a/k/a 26 Wendy Road, Syosset, NY

**SEC. 15**

**BLK. 142**

**LOT 25**

**ZONE R1-10**

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**HEARING NO. 17**

**APPEAL NO. 23-146**

**SYOSSET**

**GOLDEN HOMES PROPERTY INC.:** (A) Variance to allow existing dwelling on sub-divided lot having no frontage on town road and less width of lot at front property line than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **PARCEL A**

S/s/o Split Rock Rd., 539.7 ft. E/o East Norwich Rd., a/k/a 539 Split Rock Road, Syosset, NY

**SEC. 25**

**BLK. 58**

**LOT 14A**

**ZONE R1-2A**

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**HEARING NO. 18**

**APPEAL NO. 23-147**

**SYOSSET**

**GOLDEN HOMES PROPERTY INC.:** (A) Variance to construct new dwelling on sub-divided lot having no frontage on town road, less width of lot at front property line, less width of lot at rear property line and lot area than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance. **PARCEL B**

S/s/o Split Rock Rd., 539.7 ft. E/o East Norwich Rd., a/k/a 539 Split Rock Road, Syosset, NY

**SEC. 25**

**BLK. 58**

**LOT 14A**

**ZONE R1-2A**

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**HEARING NO. 19****APPEAL NO. 23-148****SYOSSET**

**JASMIT CHADHA:** Variance to construct new dwelling having less average front yard setback, aggregate side yards, roof pitch and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Saturn Ct., 741.65 ft. S/o Cambria Rd., a/k/a 12 Saturn Court, Syosset, NY

**SEC. 12****BLK. 455****LOT 26****ZONE R1-7**

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**HEARING NO. 20****APPEAL NO. 23-149****GLENWOOD LANDING**

**DEAN HANAN:** Variance to allow existing raised patio with steps to grade having less side yard setback and exceeding maximum gross floor area than permitted by Ordinance.

NE/ cor. of Glenwood Rd. & Betty Ln., a/k/a 104 Glenwood Road, Glenwood Landing, NY

**SEC. 21****BLK. P****LOT 427****ZONE R1-6**

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**HEARING NO. 21****APPEAL NO. 23-150****OYSTER BAY**

**JOSEPH SELLINO:** (A) Variance to construct two story addition and portico having less front yard setback, side yard setback, aggregate side yards and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story addition, portico and shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to install above-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (E) Variance to install pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (F) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required. (G) Variance to install fencing surrounding proposed above-ground swimming pool having less setback from pool edge than permitted by Ordinance.

E/s/o Mill River Rd., 162.98 ft. S/o Fairview Rd., a/k/a 249 Mill River Road, Oyster Bay, NY

**SEC. 24****BLK. B****LOT 267****ZONE R1-1A**

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**HEARING NO. HO 1****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. HO 2****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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**MARCH 27, 2023****BY ORDER OF THE ZONING BOARD OF APPEALS  
TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**