



**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 - RAYMOND SPAGNUOLO

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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 *MAY 5, 2022*, at 7:00 P. M., to consider the following appeals:  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. 1**

**APPEAL NO. 22-174**

**MASSAPEQUA**

**TOMAS KUKLA:** (A) Variance to construct stoop (East) having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-250 and granted by Decision of the Zoning Board of Appeals, dated August 22, 2019.

S/s/o Briarwood Rd., 732.17 ft. E/o Jonel Ln., a/k/a 362 Briarwood Road, Massapequa, NY  
**SEC. 52                                      BLK. 454                                      LOT 11                                      ZONE R1-10**

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**HEARING NO. 2**

**APPEAL NO. 22-175**

**MASSAPEQUA**

**MARK JOUNGBLOOD:** (A) Variance to allow existing rear wood deck with steps to grade and roof over having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 63-175 and granted by Decision of the Zoning Board of Appeals, dated May 16, 1963.

S/s/o Garfield Pl., 456.67 ft. W/o Forest Ave., a/k/a 36 Garfield Place, Massapequa, NY  
**SEC. 65                                      BLK. 20                                      LOT 38                                      ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 22-176**

**MASSAPEQUA**

**JOSEPH DELVECCHIO:** (A) Variance to construct front porch and second floor addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (C) Variance to construct roof over porch exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct second floor addition exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance.

N/s/o Compass Ln., 102.57 ft. E/o Ocean Ave., a/k/a 6 Compass Lane, Massapequa, NY  
**SEC. 65                                      BLK. 37                                      LOT 230                                      ZONE R1-10**

**HEARING NO. 4****APPEAL NO. 22-177****MASSAPEQUA**

**MICHAEL BISHAI:** (A) Variance to construct roofed-over front porch and front garage extension having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing pool heater having less front yard setback and side yard setback than permitted by Ordinance. (C) Variance to construct roofed-over front porch, allow existing outdoor kitchen and outdoor shower having less side yard setback than permitted by Ordinance. (D) Variance to allow existing outdoor kitchen having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing 7.8 ft. by 12.1 ft. shed having less side yard setback than permitted by Ordinance. (F) Variance to construct front garage extension, roofed-over front porch and shed exceeding maximum building coverage than permitted by Ordinance. (G) Variance to construct garage extension and roofed-over front porch exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Beach Rd., 2,459.73 ft. S/o Canal Rd., a/k/a 5 Beach Road, Massapequa, NY

**SEC. 65****BLK. 173****LOT 797****ZONE R1-7**

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**HEARING NO. 5****APPEAL NO. 22-178****MASSAPEQUA**

**STEVEN & RACHEL VANCURA:** (A) Variance to construct second story addition having less side yard setback than permitted by Ordinance. (B) Variance to construct front roof over porch and allow existing rear roof over patio exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing rear roof over patio having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Seaview Avenue) than permitted by Ordinance.

SW/ cor. of Carman St. & Seaview Ave., a/k/a 53 Carman Street, Massapequa, NY

**SEC. 66****BLK. 95****LOT 1****ZONE R1-10**

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**HEARING NO. 6****APPEAL NO. 22-179****MASSAPEQUA**

**VINCENT ANSANELLI:** (A) Variance to construct new dwelling with multi-level rear patios and deck exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to construct circular driveway having less front yard setback than permitted by Ordinance. (C) Variance to install gas fire bowl having less front yard setback and side yard setback than permitted by Ordinance.

E/s/o E. Shore Dr., 299.60 ft. N/o Iroquois Pl., a/k/a 130 E. Shore Drive, Massapequa, NY

**SEC. 66****BLK. 97****LOT 21****ZONE R1-10**

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**HEARING NO. 7****APPEAL NO. 22-180****MASSAPEQUA**

**ROBERT OZELLO:** Variance to install in-ground swimming pool with deck and pool equipment having less side yard setback and rear yard setback than permitted by Ordinance.

SE/ cor. of Ensign Ln. & Anchor Dr., a/k/a 25 Ensign Lane, Massapequa, NY

**SEC. 65****BLK. 249****LOT 1****ZONE R1-10**

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**HEARING NO. 8****APPEAL NO. 22-181****MASSAPEQUA**

**EVA MORIARTY:** (A) Variance to install in-ground swimming pool having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 8 ft. by 12.2 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o Nassau Rd., W/o Sunset Rd., a/k/a 16 Nassau Road, Massapequa, NY

**SEC. 66****BLK. 45****LOT 54****ZONE R1-10**

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**HEARING NO. 9****APPEAL NO. 22-182****MASSAPEQUA**

**ROSANNE PASCAZIO:** (A) Variance to install in-ground swimming pool having less side/front yard setback than permitted by Ordinance. (B) Variance to erect 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

NE/ cor. of Prospect Pl. & Massapequa Ave., a/k/a 15 Prospect Place, Massapequa, NY  
**SEC. 57                      BLK. 167                      LOT 38                      ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 22-183****MASSAPEQUA**

**ANTHONY AMATO:** (A) Variance to construct new dwelling having less average front yard setback, side yard setback, aggregate side yards, roof pitch and exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to install two (2) air conditioning units exceeding maximum encroachment into side yard than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

S/s/o Seneca St. E., 314.52 ft. E/o Cedar Dr., a/k/a 16 Seneca Street East, Massapequa, NY  
**SEC. 66                      BLK. 36                      LOT 61                      ZONE R1-10**

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**HEARING NO. 11****APPEAL NO. 22-184****NORTH MASSAPEQUA**

**THOMAS PLATZ:** (A) Variance to construct attached garage and porch having less aggregate side yards than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 10-231 and granted by Decision of the Zoning Board of Appeals, dated October 14, 2010.

S/s/o N. Iowa Ave., 100 ft. E/o N. Central Dr., a/k/a 274 N. Iowa Avenue, North Massapequa, NY  
**SEC. 52                      BLK. 20                      LOT 58                      ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 22-185****FARMINGDALE**

**KEITH CASSAR:** (A) Variance to construct second story addition and second floor addition having less aggregate side yards and roof pitch than permitted by Ordinance. (B) Variance to construct two story addition and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

S/s/o Fallwood Pkwy., 280 ft. E/o Kent St., a/k/a 126 Fallwood Parkway, Farmingdale, NY  
**SEC. 48                      BLK. 489                      LOT 14                      ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 22-186****BETHPAGE**

**BRIAN IMBRIANI:** (A) Variance to construct cantilevered second floor addition with patio under at rear and front roofed over porch with steps to grade having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing side platform with steps to grade having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct cantilevered second floor addition and allow existing side platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

W/s/o Cambridge Ave., 961.70 ft. S/o Powell Ave., a/k/a 37 Cambridge Avenue, Massapequa, NY  
**SEC. 46                      BLK. 122                      LOT 120                      ZONE R1-7**

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**HEARING NO. 14****APPEAL NO. 22-187****BETHPAGE**

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

NE/ cor. of Ludwig Ln. & Joyce Pl., a/k/a 4217 Ludwig Lane, Bethpage, NY

**SEC. 52****BLK. 314****LOT 11****ZONE R1-7**

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**HEARING NO. 15****APPEAL NO. 22-188****BETHPAGE**

**L & B LAND LLC:** (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 7 when 9 parking spaces are required. (B) Variance to construct parking lot having less front yard setback than permitted by Ordinance. (C) Variance to erect 2.5 ft. by 1.1 ft. illuminated freestanding sign located on northeast corner of lot exceeding maximum number of freestanding signs per tenancy and having less front yard setback than permitted by Ordinance. (D) Variance to erect 2.5 ft. by 1.1 ft. illuminated freestanding sign located on southeast corner of lot exceeding maximum number of freestanding signs per tenancy and having less front yard setback than permitted by Ordinance. (E) Variance to erect 2.5 ft. by 1.1 ft. illuminated freestanding sign located on South side of the entrance exceeding maximum number of freestanding signs per tenancy than permitted by Ordinance. (F) Variance to erect 8 ft. by 1.8 ft. non-illuminated wall sign located on West side of the building exceeding maximum number of wall signs per tenancy than permitted by Ordinance. (G) Variance to erect 5.9 ft. by 3 ft. illuminated wall sign located on North side of the building exceeding maximum number of wall signs per tenancy than permitted by Ordinance.

W/s/o Stewart Ave., 151.91 ft. N/o Benkert St., a/k/a 521 Stewart Avenue, Bethpage, NY

**SEC. 46****BLK. 1****LOT 183****ZONE NB**

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**HEARING NO. 16****APPEAL NO. 22-189****BETHPAGE**

**WILLIAM NIMMO:** (A) Variance to allow existing wood deck, roof over deck and shed abutting detached garage exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing shed housing pool equipment having less side yard setback than permitted by Ordinance.

W/s/o Nicholas Ct., 199 ft. N/o Central Blvd., a/k/a 2 Nicholas Court, Bethpage, NY

**SEC. 46****BLK. K****LOT 721****ZONE R1-7**

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**HEARING NO. 17****APPEAL NO. 22-190****BETHPAGE**

**NORTHROP GRUMMAN SYSTEMS CORP.:** (A) Special Use Permit to install, operate and maintain wireless telecommunications equipment. (B) Variance to waive requirement to furnish a "Zone of Visibility Map". (C) Variance to install wireless telecommunications tower with lighting rod exceeding maximum height than permitted by Ordinance.

NE/ cor. of S. Oyster Bay Rd. & Aerospace Blvd., a/k/a 925 S. Oyster Bay Road, Bethpage, NY

**SEC. 46****BLK. G****LOT 88****ZONE GB/LI**

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**HEARING NO. 18****APPEAL NO. 22-191****HICKSVILLE**

**KASHIF HASAN:** Variance to allow existing second story addition having less roof pitch than permitted by Ordinance.

N/s/o Violet Ave., W/o Mabel St., a/k/a 13 Violet Avenue, Hicksville, NY

**SEC. 12****BLK. 288****LOT 21****ZONE R1-7**

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**HEARING NO. 19****APPEAL NO. 22-192****HICKSVILLE**

**WILBER URBINA & MARIA URANIA:** (A) Variance to construct pre-fab sunroom on existing deck and existing deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing propane barbeque having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

S/s/o Carino Dr., 252.97 ft. W/o Miller Rd., a/k/a 2 Carino Drive, Hicksville, NY

**SEC. 12****BLK. A****LOT 1339****ZONE R1-7**

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**HEARING NO. 20****APPEAL NO. 22-193****HICKSVILLE**

**PATRICK MADDEN:** (A) Variance to construct two-family dwelling in GB Zoning District. (B) Variance to construct two-family dwelling having less lot area than permitted by Ordinance. (C) Variance to construct two-family dwelling having less habitable area than permitted by Ordinance. (D) Variance to allow proposed two-family dwelling to be non-owner occupied. (E) Variance to construct two-family dwelling from the conversion of a structure used as commercial property.

E/s/o Bay Ave., 275 ft. S/o Lotie Ave., a/k/a 101 Bay Avenue, Hicksville, NY

**SEC. 12****BLK. 182****LOT 26****ZONE GB**

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**HEARING NO. 21****APPEAL NO. 22-194****HICKSVILLE**

**ROSE BRIGHT:** (A) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to construct cellar entrance having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Windsor St., 60 ft. E/o Irving St., a/k/a 11 Windsor Street, Hicksville, NY

**SEC. 11****BLK. 312****LOT 28****ZONE R1-7**

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**HEARING NO. 22****APPEAL NO. 22-195****HICKSVILLE**

**MARC LINTZ:** (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 spaces are required. (C) Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (D) Amend Specific Plan as presented for Appeal No. 12-84 and granted by Decision of the Zoning Board of Appeals, dated March 1, 2012.

W/s/o Linden Blvd., 104.19 ft. S/o Farm Ln., a/k/a 18 Linden Boulevard, Hicksville, NY

**SEC. 46****BLK. 365****LOT 6****ZONE R1-7**

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**HEARING NO. 23****APPEAL NO. 22-196****PLAINVIEW**

**BRETT SCHER:** (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to construct rear roofed over patio exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance to park in required front yard. (E) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

N/s/o Manetto Dr., 200 ft. W/o Diamond Dr., a/k/a 24 Manetto Drive, Plainview, NY

**SEC. 12****BLK. 373****LOT 22****ZONE R1-7**

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**HEARING NO. 24****APPEAL NO. 22-197****SYOSSET**

**KATHERINE GARDNER:** (A) Variance to construct portico and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct second story dormer exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to construct driveway having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 95-422 and granted by Decision of the Zoning Board of Appeals, dated January 18, 1996.

E/s/o Southwood Cir., 415 ft. S/o Milton Ln., a/k/a 34 Southwood Circle, Syosset, NY  
**SEC. 15                      BLK. 113                      LOT 23                      ZONE R1-7**

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**HEARING NO. 25****APPEAL NO. 22-198****SYOSSET**

**CHAO ZHANG:** Variance to reconstruct new dwelling having less rear yard setback than permitted by Ordinance.

E/s/o Pine Rd., 2258.16 ft. E/o Jackson Ave., a/k/a 28 Pine Road, Syosset, NY  
**SEC. 15                      BLK. F                      LOT 14                      ZONE R1-1A**

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**HEARING NO. 26****APPEAL NO. 22-199****GLENWOOD LANDING**

**THOMAS GILLIGAN:** Variance to construct one story rear addition having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Larsen Ave., 102.96 ft. S/o Hillside Ave., a/k/a 12 Larsen Avenue, Glenwood Landing, NY  
**SEC. 20                      BLK. 30                      LOT 5                      ZONE R1-7**

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**HEARING NO. 27****APPEAL NO. 22-200****OYSTER BAY**

**CHANTELL JOUBERT:** (A) Variance to construct reverse gable (West side) exceeding maximum height than permitted by Ordinance. (B) Variance to construct one story addition, front roofed open porch with stair and handicap ramp and wood deck with second floor wood balcony deck exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to construct wood deck with second floor wood balcony deck having less side yard setback and rear yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 68-591 and granted by Decision of the Zoning Board of Appeals, dated December 12, 1968 and amended by Decision of the Zoning Board of Appeals, dated February 8, 2007 and also dated May 6, 2021.

W/s/o Ponds Edge Rd., S/o W. Main St., a/k/a 5 Ponds Edge Road, Oyster Bay, NY  
**SEC. 24                      BLK. A                      LOT 93                      ZONE R1-6/OB**

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**HEARING NO. 28****APPEAL NO. 22-201****WOODBURY**

**MITCHELL & KAREN CAMHI:** (A) Variance to construct swimming pool having less front yard setback (Magnolia Lane) and side/front yard setback (Stafford Avenue) than permitted by Ordinance. (B) Variance to install pool equipment having less front yard setback (Magnolia Lane) than permitted by Ordinance. (C) Variance to construct cabana with attached shower having less front yard setback (Magnolia Lane) and side/front yard setback (Stafford Avenue) than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 21-183 and granted by Decision of the Zoning Board of Appeals, dated April 22, 2021.

SE/ cor. of Stafford Ave. & Magnolia Ln., a/k/a 6 Stafford Avenue, Woodbury, NY  
**SEC. 14                      BLK. 19                      LOT 4                      ZONE R1-1A**

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**HEARING NO. HO 1**

**APPEAL NO. 22-116**

**BETHPAGE**

**CHRISTOPHER PONZO:** (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 spaces are required.

W/s/o Armon Dr., 567.39 ft. S/o Armon Dr., a/k/a 50 Armon Drive, Bethpage, NY

**SEC. 46**

**BLK. 575**

**LOT 5**

**ZONE R1-7**

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**HEARING NO. HO 2**

**APPEAL NO. 22-41**

**MASSAPEQUA**

**CONCETTA DARCO:** Variance to construct one story addition and allow existing roof over trellis exceeding maximum building coverage than permitted by Ordinance.

E/s/o E. Shore Dr., S/o Seaview St., a/k/a 60 E. Shore Drive, Massapequa, NY

**SEC. 66**

**BLK. 95**

**LOT 16**

**ZONE R1-10**

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**APRIL 25, 2022**

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

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