



**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 *JUNE 15, 2023*, at 7:00 P. M., to consider the following appeals:

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

**HEARING NO. 1**

**APPEAL NO. 23-228**

**MASSAPEQUA**

**PATRICIA GORMAN:** (A) Variance to allow existing rear fabric canopy exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing rear fabric canopy and front dormer exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Beach Rd., 1391.70 ft. S/o Canal Rd., a/k/a 65 Beach Road, Massapequa, NY  
**SEC. 65                                      BLK. 173                                      LOT 571                                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 23-231**

**MASSAPEQUA**

**ALYSE CARDELLO:** (A) Variance to construct pavilion with dining counter having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing wood burning fire pit having less side yard setback and rear yard setback than permitted by Ordinance.

SW/ cor. Clearview Ln. & Sunset Blvd., a/k/a 301 Clearview Lane, Massapequa, NY  
**SEC. 65                                      BLK. 239                                      LOT 7                                      ZONE R1-10**

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**HEARING NO. 3**

**APPEAL NO. 23-232**

**MASSAPEQUA**

**RONALD LE GOFF:** Variance to allow existing oil tank exceeding maximum setback from side property line than permitted by Ordinance.

S/s/o Croyden Dr., 61.49 ft. W/o Carlton Dr., a/k/a 3 Croyden Drive, Massapequa, NY  
**SEC. 53                                      BLK. 146                                      LOT 27                                      ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 23-234**

**MASSAPEQUA**

**KAREN EVANS:** Variance to construct second story addition having less side yard setback than permitted by Ordinance.

E/s/o Clocks Blvd., 225 ft. N/o E. Grove St., a/k/a 791 Clocks Boulevard, Massapequa, NY  
**SEC. 53                                      BLK. 42                                      LOT 10                                      ZONE R1-10**

**HEARING NO. 5****APPEAL NO. 23-244****MASSAPEQUA**

**SCOTT SCHRATWIESER:** (A) Variance to allow existing enlarged raised patio with pergola exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 20-211 and granted by Decision of the Zoning Board of Appeals, dated July 23, 2020.

W/s/o Biltmore Blvd., 822.75 ft. S/o Merrick Rd., a/k/a 29 Biltmore Boulevard, Massapequa, NY  
**SEC. 65                      BLK. 98                      LOT 977                      ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 23-265****MASSAPEQUA**

**MARTA KANE:** Variance to construct roof over front porch having less side yard setback and exceeding maximum building coverage than permitted by Ordinance.

N/s/o Poplar St., 1241.54 ft. E/o Chester Ave., a/k/a 33 Poplar Street, Massapequa, NY  
**SEC. 52                      BLK. 333                      LOT 22                      ZONE R1-10**

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**HEARING NO. 7****APPEAL NO. 23-267****NORTH MASSAPEQUA**

**DANIEL DECARLO:** (A) Variance to construct cantilevered second floor addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across front yard (North Hawthorne Street) than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 63-487 and granted by Decision of the Zoning Board of Appeals, dated October 10, 1963.

SE/ cor. of N. Central Ave. & N. Hawthorne St., a/k/a 866 N. Central Avenue, North Massapequa, NY  
**SEC. 52                      BLK. 112                      LOT 223                      ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 23-278 - AMENDMENT****FARMINGDALE**

**DIANE & JOHN COLLINS:** Amend Specific Plan as presented for Appeal No. 97-522 and granted by Decision of the Zoning Board of Appeals, dated December 18, 1997, to construct front portico.

W/s/o Carnation Dr., 391.77 ft. N/o Carnation Dr., a/k/a 329 Carnation Drive, Farmingdale, NY  
**SEC. 47                      BLK. A                      LOT 42                      ZONE R1-10**

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**HEARING NO. 9****APPEAL NO. 23-247****BETHPAGE**

**ARTHUR DAUBMAN:** (A) Variance to allow existing 4.5 ft. high fence exceeding maximum height across front yard than permitted by Ordinance. (B) Variance to allow existing 20.2 ft. by 24.6 ft. metal garage and 24.5 ft. by 24.4 ft. detached garage having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 20.2 ft. by 24.6 ft. metal garage, 24.5 ft. by 24.4 ft. detached garage and second floor wood deck exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Hicksville Rd., 716.71 ft. N/o Stewart Ave., a/k/a 28 Hicksville Road, Bethpage, NY  
**SEC. 49                      BLK. F                      LOT 419                      ZONE R1-7**

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**HEARING NO. 10**

**APPEAL NO. 23-230**

**HICKSVILLE**

**DESPINA HARALAMBIDIS:** Variance to construct 40.4 ft. by 46.2 ft. new dwelling on partial new and partial existing foundation having less aggregate side yards and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Terry St., 590.5 ft. S/o Tobias St., a/k/a 21 Terry Street, Hicksville, NY

**SEC. 46**

**BLK. 532**

**LOT 26**

**ZONE R1-7**

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**HEARING NO. 11**

**APPEAL NO. 23-233**

**HICKSVILLE**

**VN PROPERTY INC.:** (A) Variance to allow existing second floor addition (West) and rear wood deck with steps to grade having less side yard setback than permitted by Ordinance. (B) Variance to allow existing second floor additions having less aggregate side yards and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing second floor additions and rear wood deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Lenox Ave., W/o Bay Ave., a/k/a 46 Lenox Avenue, Hicksville, NY

**SEC. 12**

**BLK. B**

**LOT 129**

**ZONE R1-6**

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**HEARING NO. 12**

**APPEAL NO. 23-264**

**HICKSVILLE**

**HICKSVILLE QSR II, d/b/a DUNKIN DONUTS:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 182 when 218 parking spaces are required.

SW/ cor. of S. Broadway & Lewis St., a/k/a 520 S. Broadway, Hicksville, NY

**SEC. 46**

**BLK. 511**

**LOT 39**

**ZONE NB**

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**HEARING NO. 13**

**APPEAL NO. 23-305**

**HICKSVILLE**

**PICTOR NASSAU LOGISTICS CENTER LLC:** Variance to construct 24-hour operating warehouse located within 87 ft. of residential zoning district exceeding maximum number of operating hours than permitted by Ordinance.

NE/ cor. of New South Rd. & Commerce Pl., a/k/a 125 New South Road, Hicksville, NY

**SEC. 46**

**BLK. N**

**LOT 30**

**ZONE LI**

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**HEARING NO. 14**

**APPEAL NO. 23-314 - AMENDMENT**

**HICKSVILLE**

**HUDSON OLIVA DEVELOPERS:** Amend Specific Plan as presented for Appeal No. 65-363 and granted by Decision of the Zoning Board of Appeals, dated July 15, 1965, to construct second floor addition.

SE/ cor. of Elmira St. & Blueberry Ln., a/k/a 51 Elmire Street, Hicksville, NY

**SEC. 45**

**BLK. 374**

**LOT 1**

**ZONE R1-7**

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**HEARING NO. 15****APPEAL NO. 23-192****JERICH0**

**LORIANN VERGOS:** (A) Variance to erect 6 ft. high vinyl fence exceeding maximum height across front yard (Forsythia Lane) than permitted by Ordinance. (B) Variance to allow existing roof over open porch having less side/front yard setback (Sagamore Way South) than permitted by Ordinance. (C) Variance to allow three (3) existing sheds having less rear yard setback than permitted by Ordinance. (D) Variance to allow existing roof over porch, one story addition, two story addition and three (3) sheds exceeding maximum building coverage than permitted by Ordinance. (E) Variance to install swimming pool having less front yard setback and side yard setback than permitted by Ordinance. (F) Variance to install pool heater and filter having less front yard setback and side yard setback than permitted by Ordinance. (G) Variance to allow existing hot tub having less side yard setback than permitted by Ordinance. (H) Variance to allow existing outdoor kitchen having less side yard setback than permitted by Ordinance. (I) Variance to allow parking in front yard.

NE/ cor. of Sagamore Way S. & Forsythia Ln., a/k/a 3 Sagamore Way South, Jericho, NY  
**SEC. 12                      BLK. 627                      LOT 12                      ZONE R1-10**

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**HEARING NO. 16****APPEAL NO. 23-229****JERICH0**

**CHANGYUAN ZOU:** Variance to allow existing 6 ft. high fence exceeding maximum height across side/front property than permitted by Ordinance.

NW/ cor. of Moss Ln. & Marian Ln., a/k/a 57 Moss Lane, Jericho, NY  
**SEC. 12                      BLK. 616                      LOT 30                      ZONE R1-10**

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**HEARING NO. 17****APPEAL NO. 23-226****SYOSSET**

**ALVIN SAPERSTEIN:** (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 61-618 and granted by Decision of the Zoning Board of Appeals, dated November 30, 1961.

SE/ cor. of Syosset-Woodbury Rd. & Jerome Rd., a/k/a 206 Syosset-Woodbury Road, Syosset, NY  
**SEC. 15                      BLK. 150                      LOT 11                      ZONE R1-15**

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**HEARING NO. 18****APPEAL NO. 23-227****SYOSSET**

**KEVIN & DEBRA HOLIAN:** Variance to allow existing sunroom exceeding maximum building coverage than permitted by Ordinance.

S/s/o Dorcas Ave., 425 ft. E/o Humphrey Dr., a/k/a 5 Dorcas Avenue, Syosset, NY  
**SEC. 15                      BLK. 27                      LOT 51                      ZONE R1-7**

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**HEARING NO. 19****APPEAL NO. 23-235****SYOSSET**

**MICHELLE PULEIO:** (A) Variance to construct one story addition having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 19-584 and granted by Decision of the Zoning Board of Appeals, dated November 21, 2019.

E/s/o Alden Ave., 73 ft. S/o Birchwood Park Dr., a/k/a 20 Alden Avenue, Syosset, NY  
**SEC. 12                      BLK. 368                      LOT 14                      ZONE R1-7**

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**HEARING NO. 20****APPEAL NO. 23-236****SYOSSET**

**CHAO ZHANG:** (A) Variance to construct new dwelling having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 22-198 and granted by Decision of the Zoning Board of Appeals, dated May 5, 2022.

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. 21****APPEAL NO. 23-266****SYOSSET**

**AMY CRESCIMANNI:** (A) Variance to construct cabana with 2 ½ bathrooms, kitchenette and washer/dryer. (B) Amend Specific Plan as presented for Appeal No. 99-219 and granted by Decision of the Zoning Board of Appeals, dated May 13, 1999 and amended by Decision of the Zoning Board of Appeals, dated December 2, 1999.

E/s/o Split Rock Rd., S/o Route NY-25A, a/k/a 529 Split Rock Road, Syosset, NY

**SEC. 25****BLK. 58****LOT 113****ZONE R1-2A**

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**HEARING NO. 22****APPEAL NO. 23-268****SYOSSET**

**RICHARD & DIANE STRONG:** Variance to allow existing generator having less side yard setback than permitted by Ordinance.

S/s/o Meadowbrook Rd., 91.55 ft. E/o Woodlawn Ave., a/k/a 45 Meadowbrook Road, Syosset, NY

**SEC. 25****BLK. 5****LOT 184****ZONE R1-7**

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**HEARING NO. 23****APPEAL NO. 23-310****SYOSSET**

**ASHOK K. AGRAWAL:** (A) Variance to construct enclosure around existing cellar entrance exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 22-223 and granted by Decision of the Zoning Board of Appeals, dated May 19, 2022.

E/s/o Southwood Circ., 245 ft. S/o James St., a/k/a 183 Southwood Circle, Syosset, NY

**SEC. 15****BLK. 99****LOT 5****ZONE R1-7**

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**HEARING NO. 24****APPEAL NO. 23-220****LOCUST VALLEY**

**PIA FLEISCHMAN:** (A) Variance to allow existing screened porch exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 14-372 and granted by Decision of the Zoning Board of Appeals, dated November 20, 2014.

S/s/o Hernan Ln., E/o Bayville Rd., a/k/a 14 Hernan Lane, Locust Valley, NY

**SEC. 29****BLK. 63****LOT 350****ZONE R1-7**

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**JUNE 5, 2023****BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**