



**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 - JEROME FITZPATRICK - ANDREW MONTELEONE

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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 **JULY 8, 2021**, at 7:00 P. M., to consider the following appeals:  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. RC 1**

**APPEAL NO. 99-392 - AMENDMENT**

**EAST NORWICH**

**NORWICH GATE CO. LLC:** Amend Specific Plan as presented for Appeal No. 99-392 and granted by Decision of the Zoning Board of Appeals, dated August 26, 1999, for the submittal of amended plans.

W/s/o Pine Hollow Rd., 3,384.50 ft. S/o Lexington Ave., a/k/a 600 Pine Hollow Rd., East Norwich, NY  
**SEC. 24                      BLK. B                      LOT 974                      ZONE RMF-16**

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**HEARING NO. RC 2**

**APPEAL NO. 63-463 - AMENDMENT**

**PLAINVIEW**

**TRIBART ASSOCIATES LLC:** Amend Specific Plan as presented for Appeal No. 63-463 and granted by Decision of the Zoning Board of Appeals, dated September 26, 1963 to remove conditions within the Declaration of Restrictive Covenants.

NE/ cor. of E. Bethpage Rd. & Old Country Rd., a/k/a 15 East Bethpage Road, Plainview, NY  
**SEC. 13                      BLK. 88                      LOT 21                      ZONE LI**

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**HEARING NO. RC 3**

**APPEAL NO. 18-75 - AMENDMENT**

**MASSAPEQUA**

**NICHOLAS VASILAKIS:** Amend Specific Plan as presented for Appeal No. 18-75 and granted by Decision of the Zoning Board of Appeals, dated March 15, 2018, to allow existing elevated front entry steps with less front yard.

W/s/o Beach Rd., 1112 ft. S/o Canal Rd., a/k/a 84 Beach Road, Massapequa, NY  
**SEC. 65                      BLK. 97                      LOT 445                      ZONE R1-7**

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**HEARING NO. RC 4**

**APPEAL NO. 66-592 - AMENDMENT**

**WOODBURY**

**RIG, LLC:** Amend Specific Plan as presented for Appeal No. 66-592 and granted by Decision of the Zoning Board of Appeals, dated October 13, 1966, for the submittal of amended plans.

E/s/o Woodbury Rd., 168.08 ft. S/o Winthrop Dr., a/k/a 380 Woodbury Road, Woodbury, NY  
**SEC. 14                      BLK. 39                      LOT 11                      ZONE R1-1A**

**HEARING NO. RC 5****APPEAL NO. 01-77 - AMENDMENT****MASSAPEQUA PARK**

**PATRICK & DENISE BOURGAL:** Amend Specific Plan as presented for Appeal No. 01-77 and granted by Decision of the Zoning Board of Appeals, dated February 15, 2001, to allow existing addition, front porch, two (2) bow windows and sliding glass door to remain.

E/s/o Westgate Rd., 750 ft. N/o Henderson Rd., a/k/a 85 Westgate Road, Massapequa Park, NY  
**SEC. 48                      BLK. 570                      LOT 32                      ZONE R1-6**

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**HEARING NO. 1****APPEAL NO. 21-275****MASSAPEQUA PARK**

**ROBERT & JANINE STEINERT:** Variance to allow existing rear dormer having less side yard setback and roof pitch than permitted by Ordinance; also encroachment of eave and gutter.

W/s/o Joludow Dr., 70 ft. N/o Devernshine Rd., a/k/a 45 Joludow Drive, Massapequa Park, NY  
**SEC. 53                      BLK. 150                      LOT 21                      ZONE R1-7**

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**HEARING NO. 2****APPEAL NO. 21-276****MASSAPEQUA PARK**

**BRIAN KRUGER:** Variance to construct portico having less average front yard setback than permitted by Ordinance.

N/s/o S. Westwood Rd., 593.11 ft. W/o Linwood Pl., a/k/a 23 S. Westwood Road, Massapequa Park, NY  
**SEC. 48                      BLK. 541                      LOT 24                      ZONE R1-7**

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**HEARING NO. 3****APPEAL NO. 21-277****MASSAPEQUA**

**SARA LATHAM:** (A) Variance to allow existing rear addition (two stories with roof top deck and one story with roof top deck) exceeding maximum number of stories than permitted by Ordinance. (B) Variance to allow existing rear addition (two stories with roof top deck and one story with roof top deck), side deck and rear deck exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing 5 ft. high masonry wall exceeding maximum height across front yard than permitted by Ordinance.

E/s/o Clocks Blvd., 1,528.1 ft. S/o Delta Rd., a/k/a 250 Clocks Boulevard, Massapequa, NY  
**SEC. 66                      BLK. 98                      LOT 31                      ZONE R1-10**

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**HEARING NO. 4****APPEAL NO. 21-278****MASSAPEQUA**

**THOMAS SCANLON:** (A) Variance to allow existing front roof over porch having less average front yard setback (Beverly Road) and average side/front yard setback (Adam Road West) than permitted by Ordinance. (B) Variance to construct stairs to second story deck and allow existing front roof over porch exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Variance to allow existing 5 ft. high PVC fence exceeding maximum height across front yard (Beverly Road) than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 64-224 and granted by Decision of the Zoning Board of Appeals, dated May 15, 1964.

SW/ cor. of Beverly Rd. & Adam Rd. W., a/k/a 73 Beverly Road, Massapequa, NY  
**SEC. 65                      BLK. 137                      LOT 13                      ZONE R1-7**

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**HEARING NO. 5**

**APPEAL NO. 21-279**

**MASSAPEQUA**

**LORI KAMEAN:** (A) Variance to construct roof-over front portico and rear roof-over portico, allow existing small shed and rear walk-in bay window exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SE/ cor. Suffolk Rd. & Springdale Ave, a/k/a 98 Suffolk Road, Massapequa, NY  
SEC. 66                      BLK. 29                      LOT 1                      ZONE R1-10

**HEARING NO. 6**

**APPEAL NO. 21-280**

**MASSAPEQUA**

**FRANK BALDUCCI:** Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

W/s/o Anchor Dr., S/o Ensign Ln., a/k/a 43 Anchor Drive, Massapequa, NY  
SEC. 65                      BLK. 241                      LOT 42                      ZONE R1-10

**HEARING NO. 7**

**APPEAL NO. 21-281**

**MASSAPEQUA**

**FRANK BALDUCCI:** Variance to install natural gas generator having less side yard setback than permitted by Ordinance.

S/s/o Ensign Ln., 297.73 ft. E/o Anchor Dr., a/k/a 17 Ensign Lane, Massapequa, NY  
SEC. 65                      BLK. 249                      LOT 5                      ZONE R1-10

**HEARING NO. 8**

**APPEAL NO. 21-282**

**MASSAPEQUA**

**JOHN PROVENZANO:** Variance to install natural gas generator having less front yard setback than permitted by Ordinance.

SW/ cor. of Admiral Rd. & Comet Ln., a/k/a 11 Admiral Road, Massapequa, NY  
SEC. 65                      BLK. 245                      LOT 7                      ZONE R1-10

**HEARING NO. 9**

**APPEAL NO. 21-283**

**MASSAPEQUA**

**MARIA GREENWOOD:** Variance to propose the expansion and conversion of existing shed to a cabana exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Bay Dr., 442.98 ft. S/o Bay Link, a/k/a 339 Bay Drive, Massapequa, NY  
SEC. 65                      BLK. 215                      LOT 52                      ZONE R1-10

**HEARING NO. 10**

**APPEAL NO. 21-284**

**MASSAPEQUA**

**ANTHONY GRANDE:** (A) Variance to construct one story rear addition, allow existing deck and shed exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o N. Syracuse Ave., 180 ft. E/o Walter Ave., a/k/a 529 N. Syracuse Avenue, Massapequa, NY  
SEC. 52                      BLK. 345                      LOT 20                      ZONE R1-7

**HEARING NO. 11**

**APPEAL NO. 21-285**

**NORTH MASSAPEQUA**

**JAMES KELLY:** (A) Variance to allow existing sheds having less side yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Wright Dr., 90.13 ft. S/o Hunter Ridge Rd. N., a/k/a 505 Wright Drive, North Massapequa, NY  
SEC. 52                      BLK. 507                      LOT 24                      ZONE R1-7

**HEARING NO. 12**

**APPEAL NO. 21-286**

**NORTH MASSAPEQUA**

**NORTH MASSAPEQUA LLC:** Variance to erect 10 ft. by 12 ft. double sided illuminated freestanding ground sign exceeding maximum height and area than permitted by Ordinance.

E/s/o Hicksville Rd., 155.99 ft. S/o N. Suffolk Ave., a/k/a 802-826 Hicksville Rd., North Massapequa, NY  
SEC. 52                      BLK. 327                      LOT 32                      ZONE NB

**HEARING NO. 13**

**APPEAL NO. 21-287**

**NORTH MASSAPEQUA**

**JOSEPH OSTRANDER:** Variance to construct front addition and roof over exceeding maximum building coverage than permitted by Ordinance.

N/s/o Hawthorne St., 60 ft. W/o Crocus Dr., a/k/a 570 Hawthorne Street, North Massapequa, NY  
SEC. 52                      BLK. 401                      LOT 10                      ZONE R1-7

**HEARING NO. 14**

**APPEAL NO. 21-288**

**NORTH MASSAPEQUA**

**376 N HICKORY LLC:** (A) Variance to allow existing cellar entrances and window wells with roof over having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high fence exceeding maximum height in side/front yard (N. Hickory Street) than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 95-47 and granted by Decision of the Zoning Board of Appeals, dated February 9, 1995.

SE/ cor. of N. Hickory St. & Hicksville Rd., a/k/a 376 N. Hickory Street, North Massapequa, NY  
SEC. 52                      BLK. 347                      LOT 33                      ZONE R1-7

**HEARING NO. 15**

**APPEAL NO. 21-289**

**FARMINGDALE**

**RABIE RABIE:** (A) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (B) Variance to allow existing raised paver patio having less aggregate side yards than permitted by Ordinance.

E/s/o Dolphin Dr., 120 ft. S/o Plainview Rd., a/k/a 7 Dolphin Drive, Farmingdale, NY  
SEC. 49                      BLK. 249                      LOT 3                      ZONE R1-7

**HEARING NO. 16**

**APPEAL NO. 21-290**

**FARMINGDALE**

**ATES AZRA REALTY CORP.:** (A) Variance to install wall signs exceeding maximum number of walls signs per establishment than permitted by Ordinance. (B) Variance to install wall signs located on East (front) wall exceeding maximum number of wall signs per wall than permitted by Ordinance. (C) Variance to install freestanding ground sign exceeding maximum area than permitted by Ordinance. (D) Variance to install ground sign having less front yard setback and side/front yard setback than permitted by Ordinance.

SW/ cor. of Main St. & Motor Ave., a/k/a 630 Main Street, Farmingdale, NY  
SEC. 48                      BLK. 512                      LOT 72                      ZONE GB

**HEARING NO. 17**

**APPEAL NO. 21-291**

**FARMINGDALE**

**ATES AZRA REALTY CORP.:** (A) Variance to construct principal structure having less rear yard setback than permitted by Ordinance. (B) Variance to install planting strip along abutting streets having less width than permitted by Ordinance. (C) Variance to install off-street parking stalls having less setback than permitted by Ordinance. (D) Variance for the reduction of off-street parking spaces. Reduction of spaces to 8 when 13 parking spaces are required. (E) Variance to propose motor vehicle fuel sales exceeding maximum hours of operation than permitted by Ordinance.

SW/ cor. of Main St. & Motor Ave., a/k/a 630 Main Street, Farmingdale, NY  
SEC. 48                      BLK. 512                      LOT 72                      ZONE GB

**HEARING NO. 18**

**APPEAL NO. 21-292**

**FARMINGDALE**

**ESTATE OF FRANCIS GRELLA:** (A) Variance to allow existing front portico and steps having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Yoakum Ave., 180 ft. E/o Woodward Pkwy., a/k/a 112 Yoakum Avenue, Farmingdale, NY  
SEC. 48                      BLK. 500                      LOT 120                      ZONE R1-7

**HEARING NO. 19**

**APPEAL NO. 21-293**

**FARMINGDALE**

**THERESA DALLOJACONO:** (A) Variance to reconstruct new dwelling with roof over creating attached garage having less side yard setback, aggregate side yards and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to reconstruct new dwelling having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o W. Walnut St., 90 ft. S/o Spencer St., a/k/a 39 W. Walnut Street, Farmingdale, NY  
SEC. 49                      BLK. 8                      LOT 5                      ZONE R1-7

**HEARING NO. 20**

**APPEAL NO. 21-294**

**BETHPAGE**

**GARY BRETTON BETHPAGE P.A.L.:** Variance to allow existing air conditioning unit having less rear yard setback than permitted by Ordinance.

E/s/o Stewart Ave., 275 ft. S/o Baldwin Pl., a/k/a 428 Stewart Avenue, Bethpage, NY  
SEC. 46                      BLK. 118                      LOT 116                      ZONE GB

**HEARING NO. 21**

**APPEAL NO. 21-295**

**BETHPAGE**

**ELIAS PROPERTIES BETHPAGE, LLC:** Variance to allow existing ground sign having less setback than permitted by Ordinance.

E/s/o Broadway, S/o Nibbe Ln., a/k/a 300-308 Broadway, Bethpage, NY  
SEC. 46                      BLK. E                      LOT 690                      ZONE GB

**HEARING NO. 22**

**APPEAL NO. 21-296**

**BETHPAGE**

**CHRISTOPHER LENZ:** Variance to reconstruct new dwelling having less average front yard setback and side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Moore Dr., 168.08 ft. E/o S. Lerisa St., a/k/a 17 Moore Drive, Bethpage, NY

**SEC. 46**

**BLK. 209**

**LOT 21**

**ZONE R1-7**

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**HEARING NO. 23**

**APPEAL NO. 21-297**

**HICKSVILLE**

**RAJINDER SINGH:** Variance to allow existing deck attached to swimming pool having less rear yard setback than permitted by Ordinance.

S/s/o Glenbrook Rd., 13.31 ft. E/o Doris Rd., a/k/a 45 Glenbrook Road, Hicksville, NY

**SEC. 45**

**BLK. 513**

**LOT 2**

**ZONE R1-7**

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**HEARING NO. 24**

**APPEAL NO. 21-298**

**HICKSVILLE**

**JON ADDIS:** (A) Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing front roof over 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 allow existing shed having less side yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 67-459 and granted by Decision of the Zoning Board of Appeals, dated October 11, 1967.

W/s/o Cornell Ln., S/o Amherst Ln., a/k/a 82 Cornell Lane, Hicksville, NY

**SEC. 12**

**BLK. 370**

**LOT 8**

**ZONE R1-7**

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**HEARING NO. 25**

**APPEAL NO. 21-299**

**HICKSVILLE**

**GURCHARAN WALIA:** Variance to construct cellar entrance having less average side/front yard setback (Wishing Lane) than permitted by Ordinance.

SE/ cor. Tiptop Ln. & Wishing Ln., a/k/a 16 Tiptop Lane, Hicksville, NY

**SEC. 46**

**BLK. 471**

**LOT 1**

**ZONE R1-7**

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**HEARING NO. 26**

**APPEAL NO. 21-300**

**HICKSVILLE**

**39 JULIAN STREET LLC:** Variance to reconstruct new dwelling exceeding maximum building coverage than permitted by Ordinance.

N/s/o Julian St., 366.48 ft. W/o Pollock Pl., a/k/a 39 Julian Street, Hicksville, NY

**SEC. 12**

**BLK. 108**

**LOT 34**

**ZONE R1-7**

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**HEARING NO. 27**

**APPEAL NO. 21-301**

**HICKSVILLE**

**VAL BAL:** Variance to reconstruct new dwelling having less side yard setback, aggregate side yards and exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Linden Ct., 185.27 ft. W/o Frances Ln., a/k/a 8 Linden Court, Hicksville, NY

**SEC. 12**

**BLK. 326**

**LOT 7**

**ZONE R1-7**

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**HEARING NO. 28**

**APPEAL NO. 21-302**

**WOODBURY**

**LEE SEREL:** (A) Variance to allow existing gazebo having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter and heater having less rear yard setback than permitted by Ordinance.

S/s/o Polo Ct., 168.16 ft. E/o The Grasslands, a/k/a 4 Polo Court, Woodbury, NY

**SEC. 14**

**BLK. E**

**LOT 938**

**ZONE R1-1A**

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**HEARING NO. 29**

**APPEAL NO. 21-303**

**WOODBURY**

**WOODBURY 884 OWNER LLC:** Variance to allow existing basements as living quarters to remain in RMF-6 zone.

SW/ cor. Jericho Tpke. & Plainview Rd., a/k/a 884 Jericho Turnpike, Woodbury, NY

**SEC. 13**

**BLK. 79**

**LOT 42**

**ZONE RMF-16**

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**HEARING NO. 30**

**APPEAL NO. 21-304**

**JERICO**

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

NW/ cor. of Livingston Ave. & Chenango Dr., a/k/a 1 Livingston Avenue, Jericho, NY

**SEC. 11**

**BLK. 477**

**LOT 1**

**ZONE R1-10**

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**HEARING NO. 31**

**APPEAL NO. 21-305**

**SYOSSET**

**SARFRAZ HAJEE:** (A) Variance to construct two story side addition and roof overhang on existing dwelling having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct two story side addition, garage and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct two story addition with second front entrance. (D) Variance to construct detached garage having less front yard setback than permitted by Ordinance. (E) Variance to allow existing detached shed having less rear yard setback than permitted by Ordinance.

E/s/o Berry Hill Rd., 435.28 ft. N/o Meadowbrook Rd., a/k/a 236 Berry Hill Road, Syosset, NY

**SEC. 25**

**BLK. C01**

**LOT 1108**

**ZONE R1-1A**

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**HEARING NO. 32**

**APPEAL NO. 21-306**

**GLEN HEAD**

**ROVJEN BANUSHI:** (A) Variance to construct front porch and second story addition having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct front porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Central Dr., 78.11 ft. Cross Ln., a/k/a 15 Central Drive, Glen Head, NY

**SEC. 21**

**BLK. 202**

**LOT 285**

**ZONE R1-20**

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**HEARING NO. 33**

**APPEAL NO. 21-307**

**EAST NORWICH**

**BRUCE & KAREN TERZANO**: (A) Variance to construct one story addition with attached garage having less average front yard setback and side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 93-61 and granted by Decision of the Zoning Board of Appeals, dated June 3, 1993.

S/s/o Highwood Rd., 154.10 ft. W/o Laurel Hill Dr., a/k/a 45 Highwood Road, East Norwich, NY  
**SEC. 27                      BLK. 49                      LOT 34                      ZONE R1-10**

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**HEARING NO. HO 1**

**APPEAL NO. 21-233**

**HICKSVILLE**

**ROLANDO QUINONEZ**: (A) Variance to allow existing portico having less front yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 17-34 and granted by Decision of the Zoning Board of Appeals, dated February 16, 2017.

N/s/o Princess St., 50 ft. E/o Burns Ave, a/k/a 150 Princess Street, Hicksville, NY  
**SEC. 11                      BLK. 246                      LOT 30                      ZONE R1-7**

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**JUNE 28, 2021**

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

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