



**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* - KATHLEEN MULLIGAN  
REBECCA M. ALESIA - ANDREW MONTELEONE - LISA CICCOLELLA - FLORESTANO GIRARDI

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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 **AUGUST 8, 2024**, at 7:00 P. M., to consider the following appeals:

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

**HEARING NO. 1**

**APPEAL NO. 24-12**

**MASSAPEQUA**

**FRANCA MACIAG:** (A) Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. (B) Variance to allow existing 13.75 ft. by 27.75 ft. pavilion having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Parkhill Ave., W/o Hicksville Rd., a/k/a 49 Parkhill Avenue, Massapequa, NY  
**SEC. 52                                      BLK. 258                                      LOT 1975                                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 24-198**

**MASSAPEQUA**

**NEIL BIVONA:** (A) Variance to allow existing covered patio having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing covered patio and portico exceeding maximum building coverage than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 57-875 and granted by Decision of the Zoning Board of Appeals, dated January 2, 1958.

W/s/o Cedar Dr., 360 ft. S/o Seaview St., a/k/a 19 Cedar Drive, Massapequa, NY  
**SEC. 66                                      BLK. 15                                      LOT 24                                      ZONE R1-10**

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**HEARING NO. 3**

**APPEAL NO. 24-297**

**MASSAPEQUA**

**SPENCER RAGGIO:** Variance to allow existing rear deck having less rear yard setback than permitted by Ordinance.

S/s/o Adam Rd. W., 353.37 ft. W/o Bayview Ave, a/k/a 40 Adam Road W., Massapequa, NY  
**SEC. 65                                      BLK. 167                                      LOT 78                                      ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 24-196**

**NORTH MASSAPEQUA**

**SHANEEZA KAMAL:** Variance to construct 20 ft. by 23 ft. detached garage exceeding maximum height, rear yard coverage and building coverage than permitted by Ordinance.

N/s/o N. Syracuse Ave., 276.85 ft. W/o N. Broadway, a/k/a 225 N. Syracuse Ave., N. Massapequa, NY  
**SEC. 52                                      BLK. 51                                      LOT 1731                                      ZONE R1-7**

**HEARING NO. 5****APPEAL NO. 91-186 - AMENDMENT****BETHPAGE**

**DOREEN DELACH:** (A) Amend Decision of Zoning Board of Appeals, dated June 6, 1991 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership and occupancy while still maintaining a Parent/Child relationship. (B) Extend the Special Use Permit to maintain an existing second kitchen in a one-family dwelling for use as a Parent/Child residence.

W/s/o Martin Rd. S., N/o Columbia St., a/k/a 35 Martin Road South, Bethpage, NY  
**SEC. 46**                      **BLK. 495**                      **LOT 28**                      **ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 24-195****BETHPAGE**

**KENNETH ZABROUSKI:** (A) Variance to allow existing 4.33 ft. high metal fence exceeding maximum height across front yard (Jasp Court) than permitted by Ordinance. (B) Variance to allow existing wood deck having less rear yard setback than permitted by Ordinance.

S/s/o Jasp Ct., 130 ft. E/o N. Hermann Ave., a/k/a 160 Jasp Court, Bethpage, NY  
**SEC. 49**                      **BLK. 293**                      **LOT 18**                      **ZONE R1-7**

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**HEARING NO. 7****APPEAL NO. 24-160****HICKSVILLE**

**ELLEN LOPEZ:** (A) Variance to allow existing barbeque shelter having less side yard setback than permitted by Ordinance. (B) Variance to allow existing gazebo and barbeque shelter exceeding maximum building coverage than permitted by Ordinance.

S/s/o Harkin Ln., 474.99 ft. W/o Salem Rd., a/k/a 18 Harkin Lane, Hicksville, NY  
**SEC. 45**                      **BLK. 484**                      **LOT 23**                      **ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 24-200****HICKSVILLE**

**HARSHAL PATEL:** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Newbridge Road) than permitted by Ordinance.

SW/ cor. of Albany St. & Newbridge Rd., a/k/a 5 Albany Street, Hicksville, NY  
**SEC. 45**                      **BLK. 70**                      **LOT 47**                      **ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 24-202****HICKSVILLE**

**THOMAS PRAMBERGER:** (A) Variance to construct roofed over open porch having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 23-382 and granted by Decision of the Zoning Board of Appeals, dated September 7, 2023.

W/s/o Linden Blvd., 586 ft. N/o Short St., a/k/a 38 Linden Boulevard, Hicksville, NY  
**SEC. 46**                      **BLK. 365**                      **LOT 16**                      **ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 24-203****HICKSVILLE**

**ALICJA KOTAPKA:** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Aster Drive) than permitted by Ordinance.

NE/ cor. of Jerome Ave. & Aster Dr., a/k/a 22 Jerome Avenue, Hicksville, NY  
**SEC. 12**                      **BLK. 470**                      **LOT 1**                      **ZONE R1-7**

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**HEARING NO. 11**

**APPEAL NO. 24-205**

**HICKSVILLE**

**SONIA VERA**: Variance to construct cantilevered second story addition having less average front yard setback, aggregate side yards and roof pitch than permitted by Ordinance.

N/s/o Georgia St., 341.07 ft. W/o Burns Ave., a/k/a 17 Georgia Street, Hicksville, NY  
**SEC. 11**                      **BLK. 366**                      **LOT 25**                      **ZONE R1-7**

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**HEARING NO. 12**

**APPEAL NO. 24-218**

**HICKSVILLE**

**ERNESTO DIAZ**: (A) Variance to construct pavilion with pergola exceeding maximum height, accessory coverage and building coverage of the principal building than permitted by Ordinance. (B) Variance to construct pavilion with pergola and allow existing shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Plover Ln., 305.34 ft. N/o Winding Rd., a/k/a 18 Plover Lane, Hicksville, NY  
**SEC. 45**                      **BLK. 481**                      **LOT 17**                      **ZONE R1-7**

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**HEARING NO. 13**

**APPEAL NO. 24-219**

**HICKSVILLE**

**CHARLES TRACY**: Variance to allow existing 12.6 ft. by 16.3 ft. shed exceeding maximum height and having less rear yard setback than permitted by Ordinance.

S/s/o Belmart Rd., 61.97 ft. W/o Albert Rd, a/k/a 3 Belmart Road, Hicksville, NY  
**SEC. 46**                      **BLK. 536**                      **LOT 36**                      **ZONE R1-7**

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**HEARING NO. 14**

**APPEAL NO. 24-214**

**PLAINVIEW**

**LEEHEE BARUCH**: Variance to construct 50.70 ft. by 41.47 ft. new dwelling on partial existing and partial new foundation having less side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Northern Pkwy. W., 285 ft. E/o John St., a/k/a 75 Northern Parkway W., Plainview, NY  
**SEC. 12**                      **BLK. 63**                      **LOT 81**                      **ZONE R1-7**

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**HEARING NO. 15**

**APPEAL NO. 24-250**

**PLAINVIEW**

**BRITTANY SKUDDER**: (A) Variance to construct 50.4 ft. by 45.44 ft. new dwelling on partial new and partial existing foundation having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Melony Ave., 70 ft. E/o Bernice Pl., a/k/a 22 Melony Avenue, Plainview, NY  
**SEC. 47**                      **BLK. 13**                      **LOT 25**                      **ZONE R1-7**

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**HEARING NO. 16**

**APPEAL NO. 24-137**

**WOODBURY**

**KURT UZBAY**: Variance to construct garage having less side yard setback and exceeding maximum height than permitted by Ordinance.

N/s/o Caumsett Woods Ln., 240.23 ft. W/o Woodbury Farms Dr., a/k/a 39 Caumsett Woods Ln., Woodbury, NY  
**SEC. 14**                      **BLK. D**                      **LOT 695**                      **ZONE R1-15**

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**HEARING NO. 17**

**APPEAL NO. 24-210**

**WOODBURY**

**JESSICA & STEVE MACKLIN:** (A) Variance to allow existing 7.8 ft. by 8.3 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to construct second story addition and allow existing deck having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story addition, allow existing deck and shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Merrill Ln., 159.67 ft. N/o Gloria Dr., a/k/a 5 Merrill Lane, Woodbury, NY  
SEC. 15                      BLK. 175                      LOT 11                      ZONE R1-10

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**HEARING NO. 18**

**APPEAL NO. 24-208**

**JERICO**

**ANNA DORIA:** (A) Variance to allow existing wood deck having less side yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing portico and wood deck exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing generator having less side yard setback than permitted by Ordinance.

S/s/o Orange Dr., 807.13 ft. W/o Warren Ln., a/k/a 53 Orange Drive, Jericho, NY  
SEC. 11                      BLK. 453                      LOT 34                      ZONE R1-10

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**HEARING NO. 19**

**APPEAL NO. 24-212**

**JERICO**

**MMI PROPERTIES LLC:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 192 when 222 parking spaces are required.

SE/ cor. of Old Jericho Tpke. & Jericho-East Norwich Rd., a/k/a 4 Old Jericho Turnpike, Jericho, NY  
SEC. 12                      BLK. 37                      LOT 155                      ZONE NB

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**HEARING NO. 20**

**APPEAL NO. 24-217**

**SYOSSET**

**STEVEN STRAUSS:** (A) Variance to allow existing composite wood deck having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Westminster Rd., 70 ft. W/o Drury Ln., a/k/a 29 Westminster Road, Syosset, NY  
SEC. 12                      BLK. 428                      LOT 21                      ZONE R1-7

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**HEARING NO. 21**

**APPEAL NO. 24-221**

**SYOSSET**

**RUN JIN YOU:** Variance to construct 25 ft. by 25.8 ft. second floor addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Parkway Dr., 293.26 ft. E/o Westminster Rd., a/k/a 44 Parkway Drive, Syosset, NY  
SEC. 12                      BLK. 429                      LOT 18                      ZONE R1-7

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**HEARING NO. 22****APPEAL NO. 24-324****GLEN COVE**

**ENRICO ABBONDANDOLO:** (A) Variance to construct rear addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing shed exceeding maximum height than permitted by Ordinance.

E/s/o East Ave., N/o Ronan Rd., a/k/a 65 East Avenue, Glen Cove, NY

**SEC. 23****BLK. 31****LOT 5****ZONE R1-10**

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**HEARING NO. 23****APPEAL NO. 23-434 - AMENDMENT****EAST NORWICH**

**ANGELO CIPRIANO:** Amend Specific Plan as presented for Appeal No. 23-434 and granted by Decision of the Zoning Board of Appeals, dated September 21, 2023 to enlarge the second floor and add window.

SW/ cor. of Carlton Ave. &amp; Clifford Pl., a/k/a 1 Carlton Avenue, East Norwich, NY

**SEC. 27****BLK. 9****LOT 8****ZONE R1-6**

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**HEARING NO. 24****APPEAL NO. 24-197****OYSTER BAY**

**PETER BLOHM:** (A) Variance to construct one story addition and portico exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story addition, rear stoop and portico having less aggregate side yards than permitted by Ordinance.

S/s/o Locust Ln., W/o Locust Ln., a/k/a 27 Locust Lane, Oyster Bay, NY

**SEC. 24****BLK. 1****LOT 249****ZONE R1-10/OB**

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**HEARING NO. HO 1****APPEAL NO. 23-741****HICKSVILLE**

**GRAIG FISCHGRUND:** (A) Variance to erect 6.7 ft. by 10.4 ft. freestanding sign structure (located on South side of lot facing South Oyster Bay Road) exceeding maximum height than permitted by Ordinance. (B) Variance to erect 6.7 ft. by 2.5 ft. freestanding sign (located on South side of lot facing South Oyster Bay Road) exceeding maximum sign area than permitted by Ordinance.

W/s/o S. Oyster Bay Rd., 1200 ft. N/o Woodbury Rd., a/k/a 372 S. Oyster Bay Road, Hicksville, NY

**SEC. 12****BLK. 295****LOT 75****ZONE RO**

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**JULY 29, 2024****BY ORDER OF THE ZONING BOARD OF APPEALS****TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK**