



**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

ARLENE VAN LOAN, *Chairwoman* - LOIS SCHMITT - LEWIS J. YEVOLI - RITA BYRNE  
KATHLEEN MULLIGAN - REBECCA M. ALESIA - JEROME FITZPATRICK

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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 20, 2020**, at 7:00 P. M., to consider the following appeals:  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. RC 1**

**APPEAL NO. 92-391 - AMENDMENT**

**FARMINGDALE**

**RONALD MANNELLINO:** (A) Amend Decision of Zoning Board of Appeals, dated November 5, 1992 in order to Amend the Declaration of Restrictive Covenants to indicate a change in 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.

S/s/o First Ave., 320 ft. W/o Woodward Pkwy., a/k/a 30 First Avenue, Farmingdale, NY  
**SEC. 48                      BLK. 238                      LOT 79                      ZONE R1-7**

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**HEARING NO. RC 2**

**APPEAL NO. 13-133 - AMENDMENT**

**MASSAPEQUA**

**RICHARD REGINA:** Amend Specific Plan as presented for Appeal No. 13-133 and granted by Decision of the Zoning Board of Appeals, dated April 18, 2013, to construct second floor deck.

SE/ cor. of Michigan Ave. & Hicksville Rd., a/k/a 60 Michigan Avenue, Massapequa, NY  
**SEC. 52                      BLK. 157                      LOT 94                      ZONE R1-7**

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**HEARING NO. 1**

**APPEAL NO. 20-283**

**MASSAPEQUA PARK**

**JOHN LORCH:** (A) Variance to construct vestibule and roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing shed abutting dwelling having less side yard setback and aggregate side yards than permitted by Ordinance.

E/s/o Park Ln., 420 ft. S/o Roger Ln., a/k/a 291 Park Lane, Massapequa Park, NY  
**SEC. 48                      BLK. 530                      LOT 6                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 20-284**

**MASSAPEQUA**

**MICHAEL J. PRICE:** (A) Variance to reconstruct dwelling having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story cantilevered addition having less side yard setback than permitted by Ordinance. (C) Variance to construct second story cantilevered addition and one story side addition with landing and steps to grade having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Rugby Rd., 189.69 ft. W/o Park Blvd., a/k/a 8 Rugby Road, Massapequa, NY  
**SEC. 57                      BLK. 214                      LOT 13                      ZONE R1-7**

**HEARING NO. 3**

**APPEAL NO. 20-285**

**MASSAPEQUA**

**DANIELLE CERAR:** (A) Variance to construct garage extension having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less aggregate side yards than permitted by Ordinance. (C) Variance to construct one story rear addition, one story front addition, portico and garage extension exceeding maximum building coverage than permitted by Ordinance.

S/s/o Red Oak Pl., 260 ft. E/o Shinnecock Ave., a/k/a 28 Red Oak Place, Massapequa, NY  
SEC. 66                      BLK. 31                      LOT 54                      ZONE R1-10

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**HEARING NO. 4**

**APPEAL NO. 20-286**

**MASSAPEQUA**

**CHRISTIAN BERENSON:** Variance to reconstruct dwelling having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Shoreham Rd., 110 ft. E/o Beverly Pl., a/k/a 46 Shoreham Road, Massapequa, NY  
SEC. 65                      BLK. 111                      LOT 2176                      ZONE R1-7

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**HEARING NO. 5**

**APPEAL NO. 20-287**

**MASSAPEQUA**

**CHRISTINA ARMANO:** (A) Variance to construct covered porch and platform with steps to grade having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

N/s/o Daniel Rd. S., 525.67 ft. S/o William Rd., a/k/a 36 Daniel Road S., Massapequa, NY  
SEC. 52                      BLK. 392                      LOT 24                      ZONE R1-7

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**HEARING NO. 6**

**APPEAL NO. 20-288**

**NORTH MASSAPEQUA**

**CHRISTOPHER PIKOWSKY:** (A) Variance to allow existing front platform and steps having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing tool sheds abutting dwelling having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eave and gutter. (C) Amend Specific Plan as presented for Appeal No. 62-572 and granted by Decision of the Zoning Board of Appeals, dated November 1, 1962.

N/s/o N. Park Dr., 500 ft. E/o N. Bay Ave., a/k/a 221 N. Park Drive, North Massapequa, NY  
SEC. 52                      BLK. 55                      LOT 2171                      ZONE R1-10

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**HEARING NO. 7**

**APPEAL NO. 20-289**

**FARMINGDALE**

**GLORIA & WILLIAM HANDLE:** (A) Variance to allow existing roof over patio having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o Shirley Ct., 207.53 ft. N/o Motor Ave., a/k/a 7 Shirley Court, Farmingdale, NY  
SEC. 48                      BLK. 517                      LOT 235                      ZONE R1-7

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**HEARING NO. 8****APPEAL NO. 20-290****FARMINGDALE**

**PETER SCHEUERER:** (A) Variance to construct detached garage exceeding maximum building coverage, gross floor area and height than permitted by Ordinance. (B) Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Walland Ave., 307.17 ft. W/o Reese Pl., a/k/a 8 Walland Avenue, Farmingdale, NY  
**SEC. 49                      BLK. 270                      LOT 6                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 20-291****BETHPAGE**

**MICHAEL PONTICELLO:** (A) Variance to allow existing pool heater having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing accessory structure having less rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 19-343 and granted by Decision of the Zoning Board of Appeals, dated July 11, 2019.

E/s/o S. Lerisa St., 181.04 ft. S/o Moore Dr., a/k/a 22 S. Lerisa Street, Bethpage, NY  
**SEC. 46                      BLK. 209                      LOT 47                      ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 20-292****BETHPAGE**

**SWAPAN MAITI:** (A) Variance to construct one story rear addition having less side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eave and gutter. (B) Variance to construct egress well having less side yard setback than permitted by Ordinance.

E/s/o N. 3<sup>rd</sup> St., 130 ft. N/o Hicksville Ave., a/k/a 248 N. 3<sup>rd</sup> Street, Bethpage, NY  
**SEC. 46                      BLK. 76                      LOT 47                      ZONE R1-6**

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**HEARING NO. 11****APPEAL NO. 20-293****BETHPAGE**

**MARY FERRATO:** (A) Variance to allow existing second story addition and cellar entrance having less side yard setback than permitted by Ordinance. (B) Variance to allow existing rear addition having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing second story addition and rear one story addition exceeding maximum building coverage than permitted by Ordinance.

N/s/o Dennis Ln., 127 ft. E/o Phyllis Dr., a/k/a 14 Dennis Lane, Bethpage, NY  
**SEC. 49                      BLK. 195                      LOT 14                      ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 20-294****BETHPAGE**

**LAUREN MORAN:** (A) Variance to construct second story cantilevered addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

E/s/o Devon Rd., 410.27 ft. S/o Surrey Ln., a/k/a 19 Devon Road, Bethpage, NY  
**SEC. 46                      BLK. 418                      LOT 8                      ZONE R1-7**

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**HEARING NO. 13**

**APPEAL NO. 20-295**

**BETHPAGE**

**ABDUL & MOHAMMED KARIMZADAH:** Variance to construct new dwelling having less average side/front yard setback (Cambridge Court), exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

NE/ cor. of Devon Rd. & Cambridge Ct., a/k/a 51 Devon Road, Bethpage, NY

**SEC. 46**

**BLK. 419**

**LOT 18**

**ZONE R1-7**

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**HEARING NO. 14**

**APPEAL NO. 20-296**

**BETHPAGE**

**RICK FIUMARA:** (A) Variance to allow existing front roof over porch having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-137 and granted by Decision of the Zoning Board of Appeals, dated March 28, 2019.

N/s/o Dennis Ln., 204.18 ft. W/o Elizabeth Dr., a/k/a 6 Dennis Lane, Bethpage, NY

**SEC. 49**

**BLK. 195**

**LOT 18**

**ZONE R1-7**

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**HEARING NO. 15**

**APPEAL NO. 20-297**

**HICKSVILLE**

**JASON DAMMES:** (A) Variance to allow existing two story front addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing sheds having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing two story addition having less aggregate side yards and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Bobwhite Ln., 339.22 ft. N/o Bank Ln., a/k/a 30 Bobwhite Lane, Hicksville, NY

**SEC. 45**

**BLK. 366**

**LOT 25**

**ZONE R1-7**

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**HEARING NO. 16**

**APPEAL NO. 20-298**

**HICKSVILLE**

**JASBIR S. GABA:** (A) Variance to allow existing second story deck having less side yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 76-79 and granted by Decision of the Zoning Board of Appeals, dated February 26, 1976 and amended by Decision of the Zoning Board of Appeals, dated April 8, 1976 and for Appeal No. 14-383 and granted by Decision of the Zoning Board of Appeals, dated November 6, 2014.

N/s/o W. Nicholai St., 392.06 ft. E/o Morgan St., a/k/a 210 W. Nicholai Street, Hicksville, NY

**SEC. 11**

**BLK. 323**

**LOT 21**

**ZONE R1-6**

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**HEARING NO. 17****APPEAL NO. 20-299****HICKSVILLE**

**FRANCESCA FLANAGAN:** (A) Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to construct covered porch, allow existing one story addition and two (2) sheds exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second story addition, allow existing one story addition and platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance. (D) Variance to construct second story addition and front porch having less aggregate side yards than permitted by Ordinance. (E) Variance to allow existing one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (F) Variance to allow existing two (2) sheds having less side yard setback than permitted by Ordinance. (G) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 spaces are required. (H) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Jay St., 63.36 ft. W/o Dean St., a/k/a 38 Jay Street, Hicksville, NY

**SEC. 46**

**BLK. 479**

**LOT 15**

**ZONE R1-7**

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**HEARING NO. 18****APPEAL NO. 20-300****PLAINVIEW**

**ROBERT BERMAN:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

W/s/o Manor St., 153.56 ft. S/o Blanche St., a/k/a 128 Manor Street, Plainview, NY

**SEC. 12**

**BLK. 41**

**LOT 140**

**ZONE R1-7**

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**HEARING NO. 19****APPEAL NO. 20-301****PLAINVIEW**

**MARICEL DEVERA:** (A) Variance to allow existing front raised patio 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. (C) Variance to allow parking in the required front yard.

S/s/o Maxine Ave., 380 ft. E/o Central Ave., a/k/a 11 Maxine Avenue, Plainview, NY

**SEC. 12**

**BLK. 466**

**LOT 19**

**ZONE R1-7**

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**HEARING NO. 20****APPEAL NO. 20-302****PLAINVIEW**

**DAMON LEVENSTIEN:** Variance to construct second floor addition having less side yard setback than permitted by Ordinance; also encroachment of eave and gutter.

E/s/o Brian St., 100.64 ft. N/o Main Pkwy., a/k/a 4 Brian Street, Plainview, NY

**SEC. 12**

**BLK. 376**

**LOT 9**

**ZONE R1-7**

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**HEARING NO. 21****APPEAL NO. 20-303****PLAINVIEW**

**BRIAN LINDER:** Variance to erect 6 ft. high fence exceeding maximum height across front yard than permitted by Ordinance.

SW/ cor. of Westbury Ave. & Audrey Ave., a/k/a 91 Westbury Avenue, Plainview, NY

**SEC. 12**

**BLK. 16**

**LOT 27**

**ZONE R1-7**

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**HEARING NO. 22**

**APPEAL NO. 20-304**

**JERICO**

**SHIBU NAIR:** (A) Variance to construct side one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct side one story addition, rear one story addition and rear deck exceeding maximum building coverage than permitted by Ordinance.

W/s/o St. Lawrence Pl., 280 ft. N/o Steuben Dr., a/k/a 15 St. Lawrence Place, Jericho, NY  
SEC. 11                      BLK. 469                      LOT 5                      ZONE R1-10

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**HEARING NO. 23**

**APPEAL NO. 20-305**

**GLENWOOD LANDING**

**ALEC LETO:** Variance to construct second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

N/s/o Glenwood Rd., 100.70 ft. W/o Cody Ave., a/k/a 92 Glenwood Road, Glenwood Landing, NY  
SEC. 21                      BLK. P                      LOT 470                      ZONE R1-6

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**HEARING NO. 24**

**APPEAL NO. 20-306**

**GLEN HEAD**

**NICOLE CLEARY:** (A) Variance to construct roof over porch having less average front yard setback than permitted by Ordinance. (B) Variance to construct second story addition and roof over porch having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story addition, roof over porch and rear platform with steps to grade exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct two story addition having less roof pitch than permitted by Ordinance.

S/s/o The Promenade, 574.58 ft. E/o Glen Cove Dr., a/k/a 65 The Promenade, Glen Head, NY  
SEC. 21                      BLK. Q                      LOT 45                      ZONE R1-7

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**HEARING NO. 25**

**APPEAL NO. 20-307**

**LOCUST VALLEY**

**BARBARA KING:** Variance to allow existing air conditioning units having less side yard setback than permitted by Ordinance.

E/s/o Birch Hill Rd., 193.14 ft. N/o Davis St., a/k/a 176 Birch Hill Road, Locust Valley, NY  
SEC. 30                      BLK. K                      LOT 371                      ZONE NB

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**HEARING NO. 26**

**APPEAL NO. 20-308**

**EAST NORWICH**

**ADAM SZENK:** (A) Variance to construct front steps and landing having less average front yard setback than permitted by Ordinance. (B) Variance to install in-ground swimming pool and pool equipment having less side yard setback than permitted by Ordinance. (C) Variance to install pool equipment having less rear yard setback than permitted by Ordinance. (D) Variance to construct rear addition exceeding maximum stories, height and having less roof pitch than permitted by Ordinance.

N/s/o Lancia Dr., 362.5 ft. W/o Auburn Ave., a/k/a 92 Lancia Drive, East Norwich, NY  
SEC. 27                      BLK. 75                      LOT 9                      ZONE R1-10

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**HEARING NO. HO 1**

**APPEAL NO. 20-48**

**HICKSVILLE**

**SALVADOR TARALLO:** (A) 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. (B) Amend Specific Plan as presented for Appeal No. 12-133 and granted by Decision of the Zoning Board of Appeals, dated April 19, 2012.

N/s/o 6<sup>th</sup> St., 281 ft. E/o Division Ave., a/k/a 180 6<sup>th</sup> Street, Hicksville, NY

**SEC. 45**

**BLK. 89**

**LOT 120**

**ZONE R1-7**

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**HEARING NO. HO 2**

**APPEAL NO. 20-51**

**PLAINVIEW**

**MINGQIAO WU:** (A) Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard (Universal Boulevard) than permitted by Ordinance. (B) Variance to allow existing 4 ft. high fence exceeding maximum height within 30 ft. radius of corner than permitted by Ordinance.

SW/ cor. of Island St. & Universal Blvd., a/k/a 21 Island Street, Plainview, NY

**SEC. 12**

**BLK. 51**

**LOT 20**

**ZONE R1-7/NB**

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**HEARING NO. HO 3**

**APPEAL NO. 20-209**

**MASSAPEQUA**

**EASTLAND ESTATES, INC.:** Variance to construct new dwelling on a sub-divided lot having less width of lot at front property line, width of lot from front yard to required rear yard and lot area than permitted by Ordinance. (PLOT A)

N/s/o Jerusalem Ave., 418.98 ft. E/o Broadway, a/k/a 183 Jerusalem Ave., Massapequa, NY

**SEC. 48**

**BLK. 75**

**LOT 960**

**ZONE R1-7**

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**HEARING NO. HO 4**

**APPEAL NO. 20-210**

**MASSAPEQUA**

**EASTLAND ESTATES, INC.:** Variance to construct new dwelling on a sub-divided lot having less width of lot at front property line, width of lot from front yard to required rear yard and lot area than permitted by Ordinance. (PLOT B)

N/s/o Jerusalem Ave., 478.98 ft. E/o Broadway, a/k/a 183 Jerusalem Ave., Massapequa, NY

**SEC. 48**

**BLK. 75**

**LOT 960**

**ZONE R1-7**

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**HEARING NO. HO 5**

**APPEAL NO. 20-253**

**GLENWOOD LANDING**

**111 GLENWOOD ROAD LLC:** (A) Variance to construct a new dwelling on sub-divided lot having less lot area, width of lot at front property line, width of lot from the front property line to the required rear yard, rear yard setback, roof pitch and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct a driveway having less side yard than permitted by Ordinance. (PARCEL A)

N/s/o Hillside Ave., 298.88 ft. E/o Glen Lane, a/k/a Hillside Ave., Glenwood Landing, NY

**SEC. 20**

**BLK. 27**

**LOT p/o 325**

**ZONE R1-7**

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HEARING NO. HO 6

APPEAL NO. 20-254

GLENWOOD LANDING

**111 GLENWOOD ROAD LLC:** (A) Variance to allow non-conforming lot to allow residential and commercial buildings on proposed sub-divided lot on a lesser lot. (B) Variance to allow existing dwelling having less side yard setback than permitted by Ordinance. (PARCEL B)  
N/s/o Hillside Ave., 167.65 ft. E/o Glen Lane, a/k/a 111 Glenwood Rd., Glenwood Landing, NY  
SEC. 20                      BLK. 27                      LOT 122                      ZONE R1-7

**AUGUST 10, 2020**

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

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