



**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 **SEPTEMBER 5, 2024**, at 7:00 P. M., to consider the following appeals:  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. 1**

**APPEAL NO. 24-265**

**MASSAPEQUA**

**ROBERT BRZEZINSKI:** (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Clinton Place) than permitted by Ordinance. (B) Variance to allow existing 10.35 ft. by 6.4 ft. shed having less side/front yard setback (Clinton Place) than permitted by Ordinance. (C) Variance to allow existing hot tub having less side/front yard setback (Clinton Place) than permitted by Ordinance. (D) Variance to allow existing wood fireplace having less side/front yard setback (Clinton Place) than permitted by Ordinance.

NW/ cor. of Harrison Ave. & Clinton Pl., a/k/a 2 Harrison Avenue, Massapequa, NY  
**SEC. 65                      BLK. 187                      LOT 122                      ZONE R1-7**

**HEARING NO. 2**

**APPEAL NO. 24-267**

**MASSAPEQUA**

**MANJEET & MADHU SINGH:** (A) Variance to allow existing 5.6 ft. by 9.9 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing rear wood deck having less rear yard setback and exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Connecticut Ave., E/o Forest Ave., a/k/a 49 Connecticut Avenue, Massapequa, NY  
**SEC. 52                      BLK. 256                      LOT 1838                      ZONE R1-7**

**HEARING NO. 3**

**APPEAL NO. 24-279**

**MASSAPEQUA**

**MICHAEL SCOMA:** (A) Variance to allow existing 7 ft. by 7.6 ft. shed having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing 7 ft. by 7.6 ft. shed, air conditioning unit abutting detached garage and barbeque island having less side yard setback than permitted by Ordinance.

W/s/o Sandy Ct., 158.39 ft. W/o Sandy Ln., a/k/a 14 Sandy Court, Massapequa, NY  
**SEC. 65                      BLK. 205                      LOT 5                      ZONE R1-7**

**HEARING NO. 4**

**APPEAL NO. 24-280**

**MASSAPEQUA**

**CARLOS & CARMEN OSTOLAZA:** Variance to allow existing deck and above-ground swimming pool having less rear yard setback than permitted by Ordinance.

S/s/o N. Chestnut St., 70 ft. E/o N. Summit Dr., a/k/a 170 N. Chestnut Street, Massapequa, NY  
**SEC. 48                      BLK. 32                      LOT 5                      ZONE R1-7**

**HEARING NO. 5**

**APPEAL NO. 24-278**

**FARMINGDALE**

**EILEEN BINCKES:** (A) Variance to erect 6 ft. high PVC fence exceeding maximum height within 30 ft. of intersection and across front yard (Plitt Street) than permitted by Ordinance. (B) Variance to allow existing 10.1 ft. by 10.1 ft. shed having less side yard setback than permitted by Ordinance.

SW/ cor. of Graham St. & Plitt St., a/k/a 60 Graham Street, Farmingdale, NY

**SEC. 48**

**BLK. 464**

**LOT 70**

**ZONE R1-7**

**HEARING NO. 6**

**APPEAL NO. 24-351**

**FARMINGDALE**

**NICOLE TIERNEY:** (A) Variance to construct one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing pergola having less side yard setback than permitted by Ordinance. (C) Variance to construct one story addition and allow existing pergola and shed exceeding maximum building coverage than permitted by Ordinance.

W/s/o Crestwood Blvd., 320 ft. N/o Orchard St., a/k/a 65 Crestwood Boulevard, Farmingdale, NY

**SEC. 48**

**BLK. 278**

**LOT 47**

**ZONE R1-7**

**HEARING NO. 7**

**APPEAL NO. 24-272**

**BETHPAGE**

**ANTHONY & CAROLE GIAIMO:** (A) Variance to allow existing second story deck exceeding maximum building coverage, gross floor area and having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (C) Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Morris Road) than permitted by Ordinance.

NE/ cor. of Morris Rd. & Tanwood Ct., a/k/a 8 Morris Road, Bethpage, NY

**SEC. 49**

**BLK. 211**

**LOT 37**

**ZONE R1-7**

**HEARING NO. 8**

**APPEAL NO. 24-238**

**HICKSVILLE**

**NEIL NISITA:** (A) Variance to allow existing alterations to a two-family dwelling. (B) Amend Specific Plan as presented for Appeal No. 94-130 and granted by Decision of the Zoning Board of Appeals, dated August 17, 1994.

E/s/o Newbridge Rd., 78.41 N/o Barter Ln., a/k/a 459 Newbridge Road, Hicksville, NY

**SEC. 45**

**BLK. 285**

**LOT 17**

**ZONE NB**

**HEARING NO. 9**

**APPEAL NO. 24-287**

**HICKSVILLE**

**CHRISTOS BASMAS:** Variance to allow existing wood deck and metal awning above cellar entrance exceeding maximum building coverage than permitted by Ordinance.

S/s/o Lawnview Ave., 380 ft. E/o S. Broadway, a/k/a 35 Lawnview Avenue, Hicksville, NY

**SEC. 46**

**BLK. 633**

**LOT 33**

**ZONE R1-6**

**HEARING NO. 10****APPEAL NO. 24-365****HICKSVILLE**

**RICHARD LOCKE**: (A) Variance to allow existing front one story addition and front covered porch having less average front yard setback and exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing front covered porch having less side yard setback than permitted by Ordinance.

W/s/o Jerusalem Ave., 75 ft. N/o W. Cherry St., a/k/a 108 Jerusalem Avenue, Hicksville, NY  
**SEC. 11**                      **BLK. 288**                      **LOT 195**                      **ZONE HD-II**

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**HEARING NO. 11****APPEAL NO. 24-286****PLAINVIEW**

**SARA DAYAN**: Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Southern Parkway) than permitted by Ordinance.

NW/ cor. of Southern Pkwy. & John St., a/k/a 110 Southern Parkway, Plainview, NY  
**SEC. 12**                      **BLK. 61**                      **LOT 76**                      **ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 24-288****PLAINVIEW**

**SYED MAJID**: (A) Variance to construct one story addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to construct cellar entrance having less side yard setback than permitted by Ordinance.

W/s/o Roxton Rd., 168.35 ft. N/o Ives Ln., a/k/a 154 Roxton Road, Plainview, NY  
**SEC. 12**                      **BLK. 585**                      **LOT 32A**                      **ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 24-348****WOODBURY**

**MILTON BAGLEY**: (A) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 90-227 and granted by Decision of the Zoning Board of Appeals, dated July 26, 1990.

SE/ cor. of Cypress Dr. & Fox Meadow Ct., a/k/a 95 Cypress Drive, Woodbury, NY  
**SEC. 14**                      **BLK. 16**                      **LOT 20**                      **ZONE R1-1A**

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**HEARING NO. 14****APPEAL NO. 24-285****JERICO**

**CLIFFORD MALDOW**: Variance to allow existing side wood deck having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance.

S/s/o Bounty Ln., 307.96 ft. W/o Maytime Dr., a/k/a 118 Bounty Lane, Jericho, NY  
**SEC. 12**                      **BLK. 550**                      **LOT 6**                      **ZONE R1-10**

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**HEARING NO. 15****APPEAL NO. 24-277****SYOSSET**

**PRADHEEP K. KILETI**: Variance to construct rear sunroom addition having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Park Dr. E., 487.14 ft. S/o Cedar St., a/k/a 42 Park Drive E., Syosset, NY  
**SEC. 15**                      **BLK. 178**                      **LOT 20A**                      **ZONE R1-10**

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**HEARING NO. 16**

**APPEAL NO. 24-344**

**SYOSSET**

**SAURABH MEHTA:** (A) Variance to allow existing 8.25 ft. by 9.75 ft. addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Candy Lane) than permitted by Ordinance.

SW/ cor. of Candy Ln. & Milton Ln., a/k/a 49 Candy Lane, Syosset, NY

**SEC. 15**

**BLK. 113**

**LOT 15**

**ZONE R1-7**

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**HEARING NO. 17**

**APPEAL NO. 24-231**

**EAST NORWICH**

**ANDREW KHANI:** Variance to construct three-car detached garage with attic storage exceeding maximum height than permitted by Ordinance.

N/s/o Gabriele Dr., abutting dead end of Gabriele Dr., a/k/a 36 Gabriele Drive, East Norwich, NY

**SEC. 27**

**BLK. E**

**LOT 509**

**ZONE R1-1A**

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**HEARING NO. 18**

**APPEAL NO. 24-274**

**OYSTER BAY**

**ALTHEA LINDSAY:** (A) Variance to construct 49.33 ft. by 52.42 ft. new dwelling on partial existing and partial new foundation having less rear yard setback, roof pitch, exceeding maximum rear height setback ratio, side height setback ratio and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct raised rear patio having less rear yard setback than permitted by Ordinance.

E/s/o Hill Dr., 365.30 ft. N/o Wood Dr., a/k/a 21 Hill Drive, Oyster Bay, NY

**SEC. 27**

**BLK. 59**

**LOT 53**

**ZONE R1-6/OB**

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**HEARING NO. 19**

**APPEAL NO. 24-281**

**OYSTER BAY**

**KENNETH BATYR:** Variance to allow existing addition, rear deck and rear dormer exceeding maximum gross floor area than permitted by Ordinance.

NW/ cor. of Sideview Dr. & Hill Dr., a/k/a 43 Sideview Drive, Oyster Bay, NY

**SEC. 27**

**BLK. 60**

**LOT 14**

**ZONE R1-6/OB**

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**HEARING NO. HO 1**

**APPEAL NO. 24-253**

**SYOSSET**

**SURESH VARADARAJAN:** (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story addition and two story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Holly Dr., 50 ft. S/o Griffin Ln., a/k/a 17 Holly Drive, Syosset, NY

**SEC. 15**

**BLK. 152**

**LOT 13**

**ZONE R1-7**

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**AUGUST 26, 2024**

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

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