



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

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

**HEARING NO. 1**

**APPEAL NO. 23-319**

**MASSAPEQUA**

**ROBERT FORMEJSTER:** (A) Variance to construct detached garage having less side/front yard setback than permitted by Ordinance. (B) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Cleveland Avenue) and side/front yard setback (Central Avenue) than permitted by Ordinance.

SW/ cor. of Central Ave. & Cleveland Ave., a/k/a 611 Central Avenue, Massapequa, NY  
**SEC. 52                                      BLK. 176                                      LOT 6                                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 23-383**

**MASSAPEQUA**

**JOY CACCIATORE:** (A) Variance to construct one story addition, portico, porch and allow existing pergola exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing platform with steps to grade having less aggregate side yards than permitted by Ordinance. (C) Variance to allow existing pergola having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance. (E) Variance to allow existing hot tub having less side yard setback than permitted by Ordinance. (F) Variance to allow existing wood deck abutting dwelling around semi in-ground swimming pool having less rear yard setback than permitted by Ordinance. (G) Variance to allow existing 6 ft. high PVC fence having less setback from pool edge than permitted by Ordinance. (H) Amend Specific Plan as presented for Appeal No. 92-60 and granted by Decision of the Zoning Board of Appeals, dated March 19, 1992.

E/s/o Nearwater Ave., 160 ft. S/o Curlew Pl., a/k/a 64 Nearwater Avenue, Massapequa, NY  
**SEC. 66                                      BLK. 81                                      LOT 75                                      ZONE R1-10**

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**HEARING NO. 3**

**APPEAL NO. 23-396**

**MASSAPEQUA**

**SAMANTHA WOLF:** (A) Variance to construct second story above garage having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 8 ft. by 12 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Carlton Dr., 248.02 ft. E/o W. Arlyn Dr., a/k/a 36 Carlton Drive, Massapequa, NY  
**SEC. 53                                      BLK. 151                                      LOT 13                                      ZONE R1-7**

**HEARING NO. 4**

**APPEAL NO. 70-360 - AMENDMENT**

**BETHPAGE**

**NICHOLAS VRATSANOS:** Amend Specific Plan as presented for Appeal No. 70-360 and granted by Decision of the Zoning Board of Appeals, dated October 22, 1970, to construct one story rear addition, front roof over and rear platform with steps to grade.

N/s/o Cypress Ave., 150 ft. E/o Spruce Ave, a/k/a 16 Cypress Avenue, Bethpage, NY  
**SEC. 46                      BLK. 324                      LOT 6                      ZONE R1-7**

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**HEARING NO. 5**

**APPEAL NO. 23-262**

**BETHPAGE**

**RICKY RAI:** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

W/s/o West Ct., 47.39 ft. N/o Beverly Rd., a/k/a 4 West Court, Bethpage, NY  
**SEC. 46                      BLK. 339                      LOT 56                      ZONE R1-7**

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**HEARING NO. 6**

**APPEAL NO. 23-263**

**BETHPAGE**

**RITESH RAI:** (A) Variance to construct platform with steps to grade attached to existing detached garage converted to cabana having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter having less side yard setback than permitted by Ordinance. (C) Variance to allow existing three-piece bathroom in detached garage converted to cabana.

E/s/o N. Butehorn St., 100 ft. S/o Harrison Ave., a/k/a 16 N. Butehorn Street, Bethpage, NY  
**SEC. 46                      BLK. 267                      LOT 6                      ZONE R1-6**

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**HEARING NO. 7**

**APPEAL NO. 23-389**

**BETHPAGE**

**CARLOS RIVERA:** (A) Variance to allow existing roof over attached to garage having less rear yard setback, exceeding maximum rear yard coverage, accessory coverage and building coverage of the principal building than permitted by Ordinance. (B) Variance to allow existing roof over attached to detached garage, metal roof over existing patio and cellar entrance and metal awning over rear platform with steps to grade exceeding maximum building coverage than permitted by Ordinance.

W/s/o Berkshire Rd., 200 ft. N/o Northampton Gate, a/k/a 10 Berkshire Road, Bethpage, NY  
**SEC. 46                      BLK. 370                      LOT 13                      ZONE R1-7**

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**HEARING NO. 8**

**APPEAL NO. 23-271**

**HICKSVILLE**

**MANPREET SINGH:** (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required. (C) Variance to allow existing roofed-over patio having less average side/front yard setback (Jay Street) than permitted by Ordinance. (D) Variance to allow existing porch conversion to habitable space having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height within 30 ft. of intersection and across side/front yard (Jay Street) than permitted by Ordinance.

SW/ cor. of Hunter St. & Jay St., a/k/a 15 Hunter Street, Hicksville, NY  
**SEC. 46                      BLK. 478                      LOT 8                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 23-325****HICKSVILLE**

**PAUL CANTALUPO:** (A) Variance to allow existing semi-inground swimming pool having less side yard setback than permitted by Ordinance. (B) Amend Specific Plans as presented for Appeal No. 13-15 and granted by Decision of the Zoning Board of Appeals, dated January 10, 2013 and for Appeal No. 05-91 and granted by Decision of the Zoning Board of Appeals, dated February 17, 2005.

E/s/o Winding Rd., 181.35 ft. S/o Derby Rd., a/k/a 63 Winding Road, Hicksville, NY

**SEC. 45****BLK. 483****LOT 24****ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 23-334****HICKSVILLE**

**NIKOS TSAKANIKAS:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 9 parking spaces are required.

W/s/o N. Broadway, 181.64 ft. S/o James St., a/k/a 86 N. Broadway, Hicksville, NY

**SEC. 11****BLK. 268****LOT 10****ZONE HD-I**

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**HEARING NO. 11****APPEAL NO. 23-269****HICKSVILLE**

**NAJIA & BASHIR RAJA:** (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. (B) Variance for the parking in required front yard. (C) Variance to allow existing 10 ft. by 10 ft. shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance.

S/s/o Tobias St., 70.13 ft. E/o Terry St., a/k/a 16 Tobias Street, Hicksville, NY

**SEC. 46****BLK. 532****LOT 30****ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 23-382****HICKSVILLE**

**THOMAS PRAMBERGER:** Variance to construct rear one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

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. 13****APPEAL NO. 23-394****HICKSVILLE**

**PATRICIA SMITH:** (A) Variance to allow existing front porch with steps to grade having less front yard setback than permitted by Ordinance. (B) Variance to allow existing shed (within 3 ft. of detached garage) having less rear yard setback, exceeding maximum rear yard coverage and building coverage of the principal building than permitted by Ordinance. (C) Variance to allow existing front porch and shed exceeding maximum building coverage than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 21-418 and granted by Decision of the Zoning Board of Appeals, dated September 23, 2021.

S/s/o Kansas St., 150 ft. E/o Kuhl Ave., a/k/a 42 Kansas Street, Hicksville, NY

**SEC. 11****BLK. 263****LOT 17****ZONE R1-7**

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**HEARING NO. 14**

**APPEAL NO. 23-395**

**HICKSVILLE**

**SUMIT RAJPAL:** (A) Variance to allow existing detached garage having less side yard setback than permitted by Ordinance. (B) Variance to allow existing electric pool heater and pit having less rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 20-47 and granted by Decision of the Zoning Board of Appeals, dated February 13, 2020.

N/s/o Brittle Ln., E/o Grape Ln., a/k/a 194 Brittle Lane, Hicksville, NY

**SEC. 45**

**BLK. 324**

**LOT 27**

**ZONE R1-7**

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**HEARING NO. 15**

**APPEAL NO. 23-425**

**HICKSVILLE**

**PAUL GUIDA:** (A) Variance to construct carport exceeding maximum building coverage of the principal building than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 09-66 and granted by Decision of the Zoning Board of Appeals, dated April 16, 2009.

S/s/o Duffy Ave., 637 ft. W/o Newbridge Rd., a/k/a 83 Duffy Avenue, Hicksville, NY

**SEC. 11**

**BLK. 322**

**LOT 73**

**ZONE R1-6**

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**HEARING NO. 16**

**APPEAL NO. 23-315**

**PLAINVIEW**

**KATHLEEN MALIZIA:** (A) Variance to install 50 ft. by 13.33 ft. temporary trailer (**Trailer A**) having less average side/front yard setback (Summit Court) than permitted by Ordinance. (B) Variance to install 52 ft. by 11.67 ft. temporary trailer (**Trailer B**) having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Summit Street) than permitted by Ordinance.

SW/ cor. of Summit Ct. & Summit St., a/k/a 18 Summit Court, Plainview, NY

**SEC. 13**

**BLK. 7**

**LOT 69**

**ZONE R1-7/NB**

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**HEARING NO. 17**

**APPEAL NO. 23-355**

**PLAINVIEW**

**JAIMEE SHALHEVET:** Variance to construct two story addition and rear platform with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Maplewood Dr., W/o Shelter Hill Rd., a/k/a 53 Maplewood Drive, Plainview, NY

**SEC. 12**

**BLK. 495**

**LOT 8**

**ZONE R1-7**

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**HEARING NO. 18**

**APPEAL NO. 23-426**

**PLAINVIEW**

**LANDY LIN:** (A) Variance to allow existing rear composite wood deck with steps to grade having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing 4.6 ft. x 6 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to erect 6 ft. high wood fence exceeding maximum height across side/front yard (Eva Lane) than permitted by Ordinance. (D) Amend Specific Plans as presented for Appeal No. 92-273 and granted by Decision of the Zoning Board of Appeals, dated August 27, 1992.

NE/ cor. Mitchell Ave. & Eva Ln., a/k/a 49 Mitchell Avenue, Plainview, NY

**SEC. 12**

**BLK. 570**

**LOT 24**

**ZONE R1-7**

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**HEARING NO. 19****APPEAL NO. 23-461****PLAINVIEW**

**KAREN MEDWED:** (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 pool equipment having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 14-67 and granted by Decision of the Zoning Board of Appeals, dated March 20, 2014.

N/s/o Miriam Ln., 50 ft. W/o Vegas Ct., a/k/a 33 Miriam Lane, Plainview, NY

**SEC. 47****BLK. 151****LOT 33****ZONE R1-10**

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**HEARING NO. 20****APPEAL NO. 23-428 - AMENDMENT****WOODBURY**

**JASON SCHULMAN:** Amend Specific Plan as presented for Appeal No. 23-27 and granted by Decision of the Zoning Board of Appeals, dated January 19, 2023, to allow existing in-ground swimming pool to remain and changes made to rear masonry deck.

N/s/o Polo Ct., 241.97 ft. E/o The Grasslands, a/k/a 5 Polo Court, Woodbury, NY

**SEC. 14****BLK. E****LOT 946****ZONE R1-1A**

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**HEARING NO. 21****APPEAL NO. 23-279****GLENWOOD LANDING**

**MARIA BALBONA:** Variance to allow existing 10 ft. by 8.1 ft. shed having less side yard setback and aggregate side yards than permitted by Ordinance.

S/s/o Cleveland Ave., 100 ft. W/o McKinley Pl., a/k/a 29 Cleveland Avenue, Glenwood Landing, NY

**SEC. 20****BLK. 5****LOT 25****ZONE R1-7**

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**HEARING NO. HO 1****APPEAL NO: 23-216****MASSAPEQUA**

**TENA L CASELNOVA:** (A) Variance to construct side addition having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing 14 ft. by 12 ft. roof over gazebo having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 7 ft. by 7 ft. shed having less rear yard setback than permitted by Ordinance.

SW/ cor. of Brewster Rd. W. & Beverly Rd., a.k.a. 12 Brewster Road West, Massapequa, NY

**SEC. 65****BLK. 168****LOT 157****ZONE R1-7**

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**HEARING NO. HO 2****APPEAL NO. 23-365****HICKSVILLE**

**SAMEERA QUDSIA:** Variance to allow existing second story deck having less rear yard setback than permitted by Ordinance.

E/s/o S. Fordham Rd., 74.35 ft. S/o Elliot Dr., a/k/a 139 S. Fordham Road, Hicksville, NY

**SEC. 46****BLK. 562****LOT 35****ZONE R1-7**

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**HEARING NO. HO 3**

**APPEAL NO. 23-375**

**MASSAPEQUA**

**CLIFFORD WEISS:** (A) Variance to construct one story rear addition having less rear yard setback than permitted by Ordinance. (B) Variance construct one story rear addition and allow existing front roof over porch exceeding maximum building coverage than permitted by Ordinance.

N/s/o Fairfax Rd., 380 ft. W/o Cedar Shore Dr., a/k/a 99 Fairfax Road, Massapequa, NY  
**SEC. 65                      BLK. 154                      LOT 50                      ZONE R1-10/OHG**

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**HEARING NO. HO 4**

**APPEAL NO. 23-152**

**MASSAPEQUA PARK**

**MICHELE FARINACCIO:** (A) Variance to construct first floor rear addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Westwood Rd. S., 60 ft. S/o Oakdale Pl., a/k/a 37 Westwood Road S., Massapequa Park, NY  
**SEC. 48                      BLK. 537                      LOT 17                      ZONE R1-7**

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**AUGUST 28, 2023**

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

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