



**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 19, 2024**, at 7:00 P. M., to consider the following appeals:  
  
**BY ORDER OF THE ZONING BOARD OF APPEALS**

**HEARING NO. 1**

**APPEAL NO. 24-215**

**MASSAPEQUA PARK**

**JUSTIN FEUER**: Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence.

N/s/o Lourae Dr., 300 ft. E/o S. Park Dr., a/k/a 56 Lourae Drive, Massapequa Park, NY  
**SEC. 48                      BLK. 593                      LOT 9                      ZONE R1-10**

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**HEARING NO. 2**

**APPEAL NO. 24-296**

**MASSAPEQUA PARK**

**CORY SCHWARZKOPF**: Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Block Boulevard) than permitted by Ordinance.

NE/ cor. of Richard Pl. & Block Blvd., a/k/a 74 Richard Place, Massapequa Park, NY  
**SEC. 53                      BLK. 198                      LOT 11                      ZONE R1-7**

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**HEARING NO. 3**

**APPEAL NO. 23-755**

**MASSAPEQUA**

**DAVID SHERENSTEIN**: Variance for the reduction of off-street parking spaces. Reduction of spaces to 6 when 23 parking spaces are required.

SE/ cor. of Broadway & Jerusalem Ave., a/k/a 710-716 Broadway, Massapequa, NY  
**SEC. 48                      BLK. 89                      LOT 65                      ZONE NB**

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**HEARING NO. 4**

**APPEAL NO. 24-68**

**MASSAPEQUA**

**JOE CLABBY**: Variance to install natural gas generator having less side yard setback (South) than permitted by Ordinance.

E/s/o Ocean Ave., N/o Compass Ln., a/k/a 175 Ocean Avenue, Massapequa, NY  
**SEC. 65                      BLK. 37                      LOT 24                      ZONE R1-10**

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**HEARING NO. 5**

**APPEAL NO. 24-300**

**MASSAPEQUA**

**ROBERT THOMPSON**: **(A)** Variance to allow existing 5 ft. high PVC fence exceeding maximum height across front yard (Clearwater Avenue) than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Clearwater Avenue) than permitted by Ordinance.

E/s/o Clearwater Ave., 220 ft. S/o Albatross Pl., a/k/a 50 Clearwater Avenue, Massapequa, NY  
**SEC. 66                      BLK. 69                      LOT 24                      ZONE R1-10**

**HEARING NO. 6****APPEAL NO. 24-132****NORTH MASSAPEQUA**

**BRIAN POWER:** (A) Variance to allow existing wood deck surrounding swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to allow existing pool filter having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing 8 ft. by 13 ft. shed having less front yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance.

W/s/o Fern Dr., 87 ft. N/o N. Hickory St., a/k/a 895 Fern Drive, North Massapequa, NY  
**SEC. 52                      BLK. 462                      LOT 11                      ZONE R1-7**

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**HEARING NO. 7****APPEAL NO. 24-293****NORTH MASSAPEQUA**

**VERONICA KOROLOGOS:** (A) Variance to allow existing deck having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance to construct shed exceeding maximum height than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance to allow existing pool filter having less side yard setback than permitted by Ordinance. (E) Variance to allow existing above-ground swimming pool having less rear yard setback than permitted by Ordinance.

N/s/o N. Manhattan Ave., 360 ft. E/o N. Summit Dr., a/k/a 119 N. Manhattan Ave., N. Massapequa, NY  
**SEC. 48                      BLK. 86                      LOT 1207                      ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 24-233****FARMINGDALE**

**JOSEPH LACOLA:** Variance to allow existing one story rear addition having less aggregate side yards than permitted by Ordinance.

W/s/o Woodward Pkwy., 70 ft. S/o Radcliff Ave., a/k/a 87 Woodward Parkway, Farmingdale, NY  
**SEC. 48                      BLK. 494                      LOT 69                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 24-289****FARMINGDALE**

**CIRO VILLANI:** (A) Variance to allow existing semi in-ground swimming pool and deck 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 allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Lambert Ave., 1159.3 ft. E/o Massapequa Rd., a/k/a 105 Lambert Avenue, Farmingdale, NY  
**SEC. 48                      BLK. 519                      LOT 26                      ZONE R1-7**

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**HEARING NO. 10****APPEAL NO. 24-304****BETHPAGE**

**RADIANT PROPERTIES LLC:** (A) Variance to construct two story addition having less front yard setback (Broadway) and front yard setback (Washington Street) than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 55 parking spaces are required.

SW/ cor. of Broadway & Washington Ave., a/k/a 329 Broadway, Bethpage, NY  
**SEC. 46                      BLK. 103                      LOT 162                      ZONE GB**

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**HEARING NO. 11****APPEAL NO. 24-291****HICKSVILLE**

**GURJIT KAUR:** (A) Variance to construct second story addition having less side yard setback and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct second story addition and portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Cornell Ave., 266.96 ft. W/o Fox Pl., a/k/a 38 Cornell Avenue, Hicksville, NY

**SEC. 45****BLK. 493****LOT 20****ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 24-301****HICKSVILLE**

**ASOK CHAUDHURI:** (A) Variance to construct second story addition having less front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing covered patio exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second story addition and allow existing covered patio exceeding maximum gross floor area than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 14-335 and granted by Decision of the Zoning Board of Appeals, dated September 18, 2014.

N/s/o 8<sup>th</sup> St., 112 ft. W/o Jerusalem Ave., a/k/a 204 8<sup>th</sup> Street, Hicksville, NY

**SEC. 45****BLK. 91****LOT 130****ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 24-302****HICKSVILLE**

**DAVID GANZ:** (A) Variance to propose alterations to a two-family dwelling. (B) Amend Specific Plan as presented for Appeal No. 78-05A and granted by Decision of the Zoning Board of Appeals, dated January 5, 1978.

SE/ cor. of Emmet Pl. & Thorman Ave., a/k/a 19 Emmet Place, Hicksville, NY

**SEC. 12****BLK. 200****LOT 34****ZONE R1-6**

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**HEARING NO. 14****APPEAL NO. 24-308****HICKSVILLE**

**PARMINDER SINGH:** Variance to construct new dwelling having less average side/front yard setback (Arrow Lane) than permitted by Ordinance.

NW/ cor. of Arrow Ln. & Alpine Ln., a/k/a 19 Arrow Lane, Hicksville, NY

**SEC. 45****BLK. 355****LOT 18****ZONE R1-7**

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**HEARING NO. 15****APPEAL NO. 24-183****OLD BETHPAGE**

**LAURA CARDELLO:** (A) Variance to allow existing pool equipment having less side/front yard setback than permitted by Ordinance. (B) Variance to allow existing shed having less side/front yard setback than permitted by Ordinance.

NE/ cor. of Fairway Ln. & Vanderbilt Ln., a/k/a 10 Fairway Lane, Old Bethpage, NY

**SEC. 47****BLK. 139****LOT 5****ZONE R1-10**

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**HEARING NO. 16****APPEAL NO. 24-298****PLAINVIEW**

**VITO SALAMONE:** (A) Variance to allow existing 7.8 ft. by 12.2 ft. shed having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to construct one story rear addition and deck, allow existing 10.42 ft. by 12.29 ft. gazebo and 7.8 ft. by 12.2 ft. shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Debora Dr., 782 ft. N/o Plainview Rd., a/k/a 86 Debora Drive, Plainview, NY

**SEC. 47****BLK. 63****LOT 11****ZONE R1-7**

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**HEARING NO. 17****APPEAL NO. 24-318****PLAINVIEW**

**WALTER BETANCOURTH:** Variance to construct second story addition having less side yard setback, aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Terry Ln., 200 ft. N/o E. Margaret Dr., a/k/a 8 Terry Lane, Plainview, NY

**SEC. 46****BLK. 567****LOT 20****ZONE R1-7**

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**HEARING NO. 18****APPEAL NO. 24-309****JERICHO**

**MICHAEL MARINO:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 159 when 263 parking spaces are required.

NW/ cor. of N. Broadway & N. Marginal Rd., a/k/a 390 N. Broadway, Jericho, NY

**SEC. 11****BLK. 446****LOT 51****ZONE NB**

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**HEARING NO. 19****APPEAL NO. 24-355****OLD BETHPAGE**

**KEVIN BUCHEL:** (A) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Crescent Drive) than permitted by Ordinance. (B) Variance to construct one story rear addition exceeding maximum gross floor area than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 91-437 and granted by Decision of the Zoning Board of Appeals, dated November 7, 1991.

SE/ cor. of Crescent Dr. & Crescent Ct., a/k/a 64 Crescent Drive, Old Bethpage, NY

**SEC. 47****BLK. 29****LOT 35****ZONE R1-7**

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**HEARING NO. 20****APPEAL NO. 24-359****SYOSSET**

**LEGEND NISSAN, LTD:** (A) Variance to erect 6.10 ft. by 20 ft. ground sign located on North side of lot having less setback and exceeding maximum height than permitted by Ordinance. (B) Variance to erect 11.4 ft. by 12.1 ft. illuminated wall sign located on North side of building exceeding maximum number of signs and height than permitted by Ordinance.

S/s/o Jericho Tpke., W/o Bruce St., a/k/a 268 Jericho Turnpike, Syosset, NY

**SEC. 15****BLK. H****LOT 265****ZONE NB**

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**HEARING NO. 21**

**APPEAL NO. 24-370**

**SYOSSET**

**MICHAEL ESPOSITO**: Variance to construct new dwelling having less average front yard setback, roof pitch and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Kathleen Dr. W., 65 ft. S/o Marta Ln., a/k/a 112 Kathleen Drive W., Syosset, NY  
**SEC. 15                      BLK. 130                      LOT 2                      ZONE R1-7**

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**HEARING NO. HO 1**

**APPEAL NO. 24-225**

**GREENVALE**

**CHARLES C. CHENG**: (A) Variance to allow existing enclosed patio and front roof overs exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing driveway having less front yard setback than permitted by Ordinance.

S/s/o Osborne Ln., E/o Addison Ln., a/k/a 6 Osborne Lane, Greenvale, NY  
**SEC. 20                      BLK. J03                      LOT 1221                      ZONE R1-15**

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**HEARING NO. HO 2**

**APPEAL NO. 24-114**

**SYOSSET**

**LIJUN LIN**: Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Gary Road) and within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Gainsboro Ln. & Gary Rd., a/k/a 31 Gainsboro Lane, Syosset, NY  
**SEC. 12                      BLK. 397                      LOT 15                      ZONE R1-7**

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**HEARING NO. HO 3**

**APPEAL NO. 12-80 - AMENDMENT**

**FARMINGDALE**

**WENDY NEUS**: (A) Amend Decision of Zoning Board of Appeals, dated March 1, 2012, in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership/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 Lockwood Ave., 209 ft. E/o Hart St., a/k/a 134 Lockwood Avenue, Farmingdale, NY  
**SEC. 48                      BLK. 520                      LOT 720                      ZONE R1-7**

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**HEARING NO. HO 4**

**APPEAL NO. 83-400 - AMENDMENT**

**MASSAPEQUA**

**NANCY MIRO**: (A) Amend Decision of Zoning Board of Appeals, dated January 10, 1985, in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership/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.

SW/ cor. of Adam Rd. & Cedar Shore Dr., a/k/a 120 Adam Road, Massapequa, NY  
**SEC. 65                      BLK. 150                      LOT 64                      ZONE R1-10/OHG**

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**SEPTEMBER 9, 2024**

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

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