



**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 **OCTOBER 1, 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. 19-201 - AMENDMENT**

**FARMINGDALE**

**JOSEPH & MICHELLE PICINI:** Amend Specific Plan as presented for Appeal No. 19-201 and granted by Decision of the Zoning Board of Appeals, dated April 25, 2019, to allow existing driveway having less side yard setback.

S/s/o Matthew St., 60 ft. E/o Diana Dr., a/k/a 22 Matthew Street, Farmingdale, NY  
**SEC. 48                      BLK. 533                      LOT 2                      ZONE R1-7**

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**HEARING NO. RC 2**

**APPEAL NO. 17-501 - AMENDMENT**

**NORTH MASSAPEQUA**

**JOE DALIMONTE:** Amend Specific Plan as presented for Appeal No. 17-501 and granted by Decision of the Zoning Board of Appeals, dated November 30, 2017 to allow existing front roof over porch exceeding maximum building coverage.

N/s/o N. Walnut St., 630 ft. E/o N. Pine Dr., a/k/a 81 N. Walnut St., North Massapequa, NY  
**SEC. 48                      BLK. 21                      LOT 41                      ZONE R1-7**

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**HEARING NO. RC 3**

**APPEAL NO. 19-431 - AMENDMENT**

**BETHPAGE**

**WILLIAM MUGNO:** Amend Specific Plan as presented for Appeal No. 19-431 and granted by Decision of the Zoning Board of Appeals, dated August 22, 2019 to allow existing side awning windows to remain.

E/s/o Ginny Ln., 454.84 ft. S/o Chase Ln., a/k/a 17 Ginny Lane, Bethpage, NY  
**SEC. 49                      BLK. 201                      LOT 10                      ZONE R1-7**

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**HEARING NO. RC 4**

**APPEAL NO. 18-345 - AMENDMENT**

**MASSAPEQUA**

**MICHAEL FAIRCLOUGH:** Amend Specific Plan as presented for Appeal No. 18-345 and granted by Decision of the Zoning Board of Appeals, dated August 9, 2018, to allow existing pool equipment having less front yard setback.

W/s/o Edgewater Ave., 100 ft. N/o Albatross Pl., a/k/a 27 Edgewater Avenue, Massapequa, NY  
**SEC. 66                      BLK. 72                      LOT 19                      ZONE R1-10**

**HEARING NO. RC 5****APPEAL NO. 19-48 - AMENDMENT****MASSAPEQUA**

**MICHAEL CALLAGHAN:** Amend Specific Plan as presented for Appeal No. 19-48 and granted by Decision of the Zoning Board of Appeals, dated February 7, 2019, for the submittal of amended plans.

E/s/o Ocean Ave., 257.40 ft. N/o Lafayette Pl., a/k/a 95 Ocean Avenue, Massapequa, NY  
**SEC. 65                      BLK. 185                      LOT 50                      ZONE R1-10**

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**HEARING NO. 1****APPEAL NO. 20-353****MASSAPEQUA**

**MICHAEL PRATT:** (A) Variance to allow existing cellar entrance having less rear yard setback than permitted by Ordinance. (B) Variance to allow existing waterfall feature having less side yard setback than permitted by Ordinance. (C) Variance to allow existing outdoor barbeque, fireplace and waterfall feature having less rear yard setback than permitted by Ordinance. (D) Variance to construct second floor addition exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to allow existing pool equipment having less side/front yard setback than permitted by Ordinance.

N/s/o Cabot Rd., 289.12 ft. E/o Gloucester Rd., a/k/a 95 Cabot Road, Massapequa, NY  
**SEC. 65                      BLK. 151                      LOT 43                      ZONE R1-10/OHG**

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**HEARING NO. 2****APPEAL NO. 20-354****MASSAPEQUA**

**JOSEPH NICOSIA:** (A) Variance to allow existing rear wood deck having less side yard setback, aggregate side yards, rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing air conditioning unit having less side yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 00-273 and granted by Decision of the Zoning Board of Appeals, dated June 15, 2000.

W/s/o Division Ave., 3016.95 ft. S/o Garfield Pl., a/k/a 20 Division Avenue, Massapequa, NY  
**SEC. 65                      BLK. 135                      LOT 511                      ZONE R1-7**

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**HEARING NO. 3****APPEAL NO. 20-355****MASSAPEQUA**

**PAUL GILSON:** (A) Variance to allow existing carport having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 5 ft. to 6 ft. high wood fence exceeding maximum height across side/front yard (Beaumont Avenue) than permitted by Ordinance.

SE/ cor. Dover Rd. & Beaumont Ave., a/k/a 13 Dover Road, Massapequa, NY  
**SEC. 57                      BLK. 221                      LOT 15                      ZONE R1-7**

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**HEARING NO. 4****APPEAL NO. 20-356****MASSAPEQUA**

**JACQUELINE SPATES:** (A) Variance to allow existing one story addition having less side yard setback than permitted by Ordinance; also encroachments and gutters. (B) Variance to allow existing air conditioning unit exceeding maximum distance to principal dwelling than permitted by Ordinance.

W/s/o Fox Blvd., 100 ft. N/o Baldwin Ave., a/k/a 71 Fox Boulevard, Massapequa, NY  
**SEC. 65                      BLK. 108                      LOT 1564                      ZONE R1-7**

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**HEARING NO. 5**

**APPEAL NO. 20-357**

**NORTH MASSAPEQUA**

**AKMAL M. SAKHI:** (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to erect 6 ft. high fence exceeding maximum height across front yard (N. Wyoming Avenue) than permitted by Ordinance.

SW/ cor. of N. Baldwin Dr. & N. Wyoming Ave., a/k/a 1119 N. Baldwin Dr., North Massapequa, NY  
SEC. 52                      BLK. 43                      LOT 29                      ZONE R1-7

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**HEARING NO. 6**

**APPEAL NO. 20-358**

**NORTH MASSAPEQUA**

**RAJVEER RAO:** Variance to allow existing portico and to construct porch having less average front yard setback than permitted by Ordinance.

S/s/o N. Michigan Ave., 400 ft. E/o N. Baldwin Dr., a/k/a 320 N. Michigan Ave., North Massapequa, NY  
SEC. 52                      BLK. 49                      LOT 24                      ZONE R1-7

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**HEARING NO. 7**

**APPEAL NO. 20-359**

**SEAFORD**

**JONATHAN PENA:** (A) Variance to construct second story addition and side one story addition having less average front yard setback (Maywood Drive) than permitted by Ordinance. (B) Variance to construct second story cantilever having less average side/front yard setback (Sandra Lane) than permitted by Ordinance. (C) Variance to construct two story rear addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct two story cantilevered addition, second story cantilevered addition, one story side addition, side roofed over porch and front roofed over landing exceeding maximum building coverage than permitted by Ordinance. (E) Variance to construct two story cantilevered addition, second story cantilevered addition, one story side addition and side roofed over porch exceeding maximum gross floor area than permitted by Ordinance. (F) Variance to erect 6 ft. high PVC fence exceeding maximum height in front yard (Maywood Avenue) than permitted by Ordinance.

SE/ cor. of Sandra Ln. & Maywood Dr., a/k/a 3962 Sandra Lane, Seaford, NY  
SEC. 52                      BLK. 319                      LOT 13                      ZONE R1-7

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**HEARING NO. 8**

**APPEAL NO. 20-360**

**FARMINGDALE**

**LISA MCCLOSKEY:** Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance.

N/s/o Tomes Ave., 200.27 ft. E/o Woodward Pkwy., a/k/a 15 Tomes Avenue, Farmingdale, NY  
SEC. 48                      BLK. 251                      LOT 40                      ZONE R1-7

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**HEARING NO. 9**

**APPEAL NO. 20-361**

**BETHPAGE**

**MANAL IDRIS:** Variance to allow existing front porch exceeding maximum building coverage than permitted by Ordinance.

S/s/o Balfour Dr., 175 ft. W/o S. Oakland Ave., a/k/a 27 Balfour Drive, Bethpage, NY  
SEC. 46                      BLK. 314                      LOT 68                      ZONE R1-7

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**HEARING NO. 10****APPEAL NO. 20-362****HICKSVILLE**

**JAMES PADULA:** (A) Variance to construct two story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Variance to allow existing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. (D) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 spaces are required.

W/s/o Cottage Blvd., 165 ft. N/o Jordan Ln., a/k/a 176 Cottage Boulevard, Hicksville, NY  
**SEC. 46                      BLK. 375                      LOT 27                      ZONE R1-7**

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**HEARING NO. 11****APPEAL NO. 20-363****HICKSVILLE**

**JOANN FLYNN:** (A) Variance to allow existing enclosed porch having less rear yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing enclosed porch and 4 ft. by 4 ft. kitchen square off exceeding maximum building coverage than permitted by Ordinance.

E/s/o Alpine Ln., 192.74 ft. N/o Arrow Ln., a/k/a 51 Alpine Lane, Hicksville, NY  
**SEC. 45                      BLK. 356                      LOT 25                      ZONE R1-7**

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**HEARING NO. 12****APPEAL NO. 20-364****HICKSVILLE**

**MILAN & JOANN STUPAR:** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Ash Ln., 100 ft. S/o Abbot Ln., a/k/a 7 Ash Lane, Hicksville, NY  
**SEC. 45                      BLK. 350                      LOT 36                      ZONE R1-7**

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**HEARING NO. 13****APPEAL NO. 20-365****HICKSVILLE**

**STEPHEN NATARAJAN:** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Fern Ct., 114.44 ft. N/o Tudor Rd., a/k/a 30 Fern Court, Hicksville, NY  
**SEC. 46                      BLK. 125                      LOT 136                      ZONE R1-6**

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**HEARING NO. 14****APPEAL NO. 20-366****HICKSVILLE**

**NEW CINGULAR WIRELESS PCS, LLC:** (A) Special Use Permit to install temporary wireless telecommunications tower with associated equipment. (B) Variance to install temporary wireless telecommunications tower with associated equipment having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance.

N/s/o W. Old Country Rd., 392.02 ft. E/o Duffy Ave., a/k/a 550 W. Old Country Road, Hicksville, NY  
**SEC. 11                      BLK. 484                      LOT 42                      ZONE LI**

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**HEARING NO. 15****APPEAL NO. 20-367****PLAINVIEW**

**SHARON LENT:** (A) Variance to allow existing detached garage addition and roof over patio exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing detached garage addition having less side yard setback, rear yard setback and exceeding maximum building coverage of the principal building than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Jamaica Ave., 309.50 ft. E/o Parkview St., a/k/a 31 Jamaica Avenue, Plainview, NY  
**SEC. 12                      BLK. 2                      LOT 56                      ZONE R1-7**

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**HEARING NO. 16****APPEAL NO. 20-368****PLAINVIEW**

**1478 OLD COUNTRY ROAD, LLC:** Variance to construct first story addition, second story addition, and third story addition having less side yard setback and exceeding maximum building coverage than permitted by Ordinance.

N/s/o Old Country Rd., 113.32 ft. W/o Newtown Rd., a/k/a 1478 Old Country Road, Plainview, NY  
**SEC. 13                      BLK. 88                      LOT 51                      ZONE LI**

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**HEARING NO. 17****APPEAL NO. 20-369****WOODBURY**

**ESTHER WEINTRAUB:** Variance to allow existing front wood deck having less average front yard setback than permitted by Ordinance.

N/s/o Irving Dr., 505.76 ft. N/o Arthur Pl., a/k/a 37 Irving Drive, Woodbury, NY  
**SEC. 14                      BLK. 38                      LOT 4                      ZONE R1-10**

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**HEARING NO. 18****APPEAL NO. 20-370****JERICO**

**MARION HOMLEV:** Variance to allow existing basement as living quarters to remain in RMF-6 zone.

W/s/o Maple Run, 200 ft. N/o N. Service Rd., a/k/a 19 Maple Run, Jericho, NY  
**SEC. 17                      BLK. 15                      LOT 15                      ZONE RMF-16**

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**HEARING NO. 19****APPEAL NO. 20-371****SYOSSET**

**JEFFREY ERCOLINO:** (A) Variance to install swimming pool having less front yard setback than permitted by Ordinance. (B) Variance to install pool pump, pool filter, gas pool heater, pavilion, fire pit, hot tub, dry bar and gas barbeque having less front yard setback than permitted by Ordinance. (C) Variance to construct raised stone patio having less average front yard setback than permitted by Ordinance. (D) Variance to allow existing 5.5 ft. high fence exceeding maximum height across front yard (Syosset Woodbury Road) than permitted by Ordinance. (E) Variance to allow existing 5 ft. high fence exceeding maximum height across front yard (Pond Drive) than permitted by Ordinance.

SE/ cor. of Pond Dr. & Syosset Woodbury Rd., a/k/a 2 Pond Drive, Syosset, NY  
**SEC. 25                      BLK. G                      LOT 322                      ZONE R1-20**

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**HEARING NO. 20**

**APPEAL NO. 20-372**

**OYSTER BAY**

**PATRICIA LOZOYA:** (A) Variance to construct spiral staircase attached to second floor deck having less side yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 19-127 and granted by Decision of the Zoning Board of Appeals, dated March 14, 2019.

W/s/o Lexington Ave., 134.01 ft. N/o Capital Heights Rd., a/k/a 100 Lexington Ave., Oyster Bay, NY  
SEC. 24                      BLK. 2                      LOT 51                      ZONE R1-10/OB

**HEARING NO. HO 1**

**APPEAL NO. 20-191**

**NORTH MASSAPEQUA**

**BILAL FAIZ:** (A) Variance to allow existing second kitchen in a one-family dwelling for use as a PARENT/CHILD residence. (B) Variance to allow existing circular driveway having less front yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 06-446 and granted by Decision of the Zoning Board of Appeals, dated October 5, 2006.

S/s/o N. Virginia Ave., E/o E. Service Rd., a/k/a 372 N. Virginia Avenue, North Massapequa, NY  
SEC. 52                      BLK. 47                      LOT 87                      ZONE R1-7

**HEARING NO. HO 2**

**APPEAL NO. 20-247**

**WOODBURY**

**NAIM OSMOND:** Variance to construct rear covered porch with balcony above and covered barbeque exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Woodbury Farms Dr., 1134.9 ft. E/o Chauncey Pl., a/k/a 24 Woodbury Farms Dr., Woodbury, NY  
SEC. 14                      BLK. D                      LOT 680                      ZONE R1-15

**SEPTEMBER 21, 2020**

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

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