



**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 15, 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. 19-608 - AMENDMENT**

**LOCUST VALLEY**

**ADONIS VILLANUEVA:** Amend Specific Plan as presented for Appeal No. 19-608 and granted by Decision of the Zoning Board of Appeals, dated December 5, 2019, to reflect as built changes.

S/s/o Cocks Ln., 525 ft. W/o Woods St., a/k/a 68 Cocks Lane, Locust Valley, NY

**SEC. 29                                      BLK. 1                                      LOT 23                                      ZONE R1-7**

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**HEARING NO. RC 2**

**APPEAL NO. 72-336 - AMENDMENT**

**PLAINVIEW**

**BARBARA STRATIGOS:** (A) Amend Decision of Zoning Board of Appeals, dated July 26, 1972 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.

N/s/o Westbury Ave., 70 ft. W/o Parkview St., a/k/a 12 Westbury Avenue, Plainview, NY

**SEC. 12                                      BLK. 11                                      LOT 63                                      ZONE R1-7**

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**HEARING NO. RC 3**

**APPEAL NO. 99-260 - AMENDMENT**

**HICKSVILLE**

**JOANN GROSSO:** (A) Amend Decision of Zoning Board of Appeals, dated June 3, 1999 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.

SW/ cor. of Bruce Ave. & Colony St., a/k/a 44 Bruce Avenue, Hicksville, NY

**SEC. 12                                      BLK. 102                                      LOT 56                                      ZONE R1-7**

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**HEARING NO. RC 4**

**APPEAL NO. 84-170 - AMENDMENT**

**MASSAPEQUA**

**GRACE DOHERTY:** (A) Amend Decision of Zoning Board of Appeals, dated April 30, 1984 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.

E/s/o Forest Ave., 60.39 ft. N/o Parkhill Ave., a/k/a 572 Forest Avenue, Massapequa, NY

**SEC. 52                                      BLK. 258                                      LOT 1                                      ZONE R1-7**

**HEARING NO. RC 5**

**APPEAL NO. 01-04 - AMENDMENT**

**NORTH MASSAPEQUA**

**MARIE ASECIO:** (A) Amend Decision of Zoning Board of Appeals, dated January 4, 2001 in order to Amend the Declaration of Restrictive Covenants to indicate a change in ownership and 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 N. Elm St., 540 ft. E/o N. Bay Ave., a/k/a 204 N. Elm St., North Massapequa, NY  
SEC. 52                      BLK. 92                      LOT 77                      ZONE R1-7

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**HEARING NO. 1**

**APPEAL NO. 20-373**

**MASSAPEQUA**

**JOSEPH & CHRISTINE LABELLA:** Variance to allow existing 6 ft. high fence exceeding maximum side/front yard than permitted by Ordinance.

NE/ cor. of Shinnecock Ave. & Highland St. E., a/k/a 120 Shinnecock Avenue, Massapequa, NY  
SEC. 66                      BLK. 42                      LOT 35                      ZONE R1-10

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**HEARING NO. 2**

**APPEAL NO. 20-374**

**MASSAPEQUA**

**BRIAN POWER:** (A) Variance to allow existing raised wood deck surrounding swimming pool having less rear yard setback and side 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 detached shed having less front yard setback than permitted by Ordinance. (D) Variance to allow existing 6 ft. high fence exceeding maximum height in front yard than permitted by Ordinance.

W/s/o Fern Dr., 77 ft. N/o N. Hickory St., a/k/a 895 Fern Drive, Massapequa, NY  
SEC. 52                      BLK. 462                      LOT 11                      ZONE R1-7

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**HEARING NO. 3**

**APPEAL NO. 20-375**

**MASSAPEQUA**

**MICHAEL MIGLINO:** (A) Variance to allow existing dwelling on proposed lot created by lot line adjustment having less lot size, width of lot, side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Lagoon Blvd., 230 ft. W/o Beverly Rd., a/k/a 16 Lagoon Boulevard, Massapequa, NY  
SEC. 65                      BLK. 130                      LOT 151                      ZONE R1-7

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**HEARING NO. 4**

**APPEAL NO. 20-376**

**MASSAPEQUA**

**MICHAEL MIGLINO:** (A) Variance to allow existing dwelling on proposed lot created by lot line adjustment exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing dwelling and shed attached to East side of dwelling exceeding maximum building coverage and having less side yard setback than permitted by Ordinance. (C) Variance to allow existing relocated electric pool heater having less side yard setback than permitted by Ordinance. (D) Variance to allow existing bar, sink and barbeque area attached to rear of dwelling having less rear yard setback than permitted by Ordinance. (E) Amend Specific Plan as presented for Appeal No. 02-541 and granted by Decision of the Zoning Board of Appeals, dated November 21, 2002.

S/s/o Lagoon Blvd., 160 ft. W/o Beverly Rd., a/k/a 20 Lagoon Boulevard, Massapequa, NY  
SEC. 65                      BLK. 130                      LOT 150                      ZONE R1-7

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**HEARING NO. 5****APPEAL NO. 20-377****FARMINGDALE**

**JOHN PAUL SMOLENSKI:** (A) Variance to allow existing driveway having less side yard setback 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 air conditioning unit exceeding maximum encroachment into side yard than permitted by Ordinance.

W/s/o Cedar Dr., 583.11 ft. N/o Boundary Ave., a/k/a 84 Cedar Drive, Farmingdale, NY  
**SEC. 49                      BLK. 212                      LOT 41                      ZONE R1-7**

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**HEARING NO. 6****APPEAL NO. 20-378****BETHPAGE**

**GREGORY MEADE:** (A) Variance to allow existing semi in-ground swimming pool with abutting deck and 8.2 ft. by 12.2 ft. shed having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 10 ft. by 20.3 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. (C) Amend Specific Plan as presented for Appeal No. 94-437 and granted by Decision of the Zoning Board of Appeals, dated October 20, 1994.

S/s/o Merritts Rd., 830.90 ft. E/o Bethpage State Pkwy., a/k/a 1200 Merritts Road, Bethpage, NY  
**SEC. 49                      BLK. 284                      LOT 68                      ZONE R1-1A**

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**HEARING NO. 7****APPEAL NO. 20-379****BETHPAGE**

**SAHAK FAWZIA:** (A) Variance to construct front two story addition, front two story portico and front steps having less average front yard setback than permitted by Ordinance. (B) Variance to construct rear two story addition with partial rear cantilever and second story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct front two story addition, front two story portico and rear two story addition with partial rear cantilever exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct rear two story addition with partial rear cantilever having less roof pitch than permitted by Ordinance.

E/s/o Broadway, 495 ft. N/o Wilson Ln., a/k/a 96 Broadway, Bethpage, NY  
**SEC. 49                      BLK. 22                      LOT 71                      ZONE R1-7**

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**HEARING NO. 8****APPEAL NO. 20-380****BETHPAGE**

**VERONICA FRANCO:** Variance to allow existing shed exceeding maximum height and having less rear yard setback than permitted by Ordinance.

SE/ cor. of N. Windhorst Ave. & William St., a/k/a 148 N. Windhorst Avenue, Bethpage, NY  
**SEC. 49                      BLK. 7                      LOT 506                      ZONE R1-7**

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**HEARING NO. 9****APPEAL NO. 20-381****HICKSVILLE**

**SIMPLE SICHUAN HICKSVILLE INC.:** (A) Variance to install walk-in freezer addition having less rear yard setback than permitted by Ordinance. (B) Variance to install dry storage unit having less rear yard setback than permitted by Ordinance. (C) Variance to construct vestibule having less rear yard setback than permitted by Ordinance.

N/s/o W. Old Country Rd., 113.06 ft. E/o Duffy Ave., a/k/a 600 W. Old Country Road, Hicksville, NY  
**SEC. 11                      BLK. 484                      LOT 40                      ZONE GB**

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**HEARING NO. 10**

**APPEAL NO. 20-382**

**HICKSVILLE**

**PETER DECILLIS:** (A) Variance to construct one story rear 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 air conditioning unit having less side yard setback than permitted by Ordinance.

W/s/o E. End Ave., 607.03 ft. N/o Woodbury Rd., a/k/a 40 East End Avenue, Hicksville, NY  
SEC. 12                      BLK. 296                      LOT 36                      ZONE R1-7

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**HEARING NO. 11**

**APPEAL NO. 20-383**

**HICKSVILLE**

**KAMLAWATTIE RODRIGUEZ:** Variance to construct second story front and rear cantilevered addition having less average front yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o East St., 259.31 ft. N/o Plainview Rd., a/k/a 8 East Street, Hicksville, NY  
SEC. 12                      BLK. 244                      LOT 155                      ZONE R1-6

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**HEARING NO. 12**

**APPEAL NO. 20-384**

**PLAINVIEW**

**TOMISLAV VUCETIC:** Variance to erect 6 ft. high fence exceeding maximum height across side/front yard (David Road) than permitted by Ordinance.

SW/ cor. of Lent Dr. & David Rd., a/k/a 21 Lent Drive, Plainview, NY  
SEC. 47                      BLK. 54                      LOT 13                      ZONE R1-7

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**HEARING NO. 13**

**APPEAL NO. 20-385**

**PLAINVIEW**

**MICHAEL MACDOUGALL:** Variance to erect 6 ft. high fence exceeding maximum height across side/front yard and maximum height within 30 ft. from intersection than permitted by Ordinance.

SE/ cor. of Keswick Ln. & Harcourt Rd., a/k/a 74 Keswick Lane, Plainview, NY  
SEC. 46                      BLK. 614                      LOT 34                      ZONE R1-7

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**HEARING NO. 14**

**APPEAL NO. 20-386**

**SYOSSET**

**MARC GOLDMAN:** Variance to allow existing rear one story addition having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Loretta Dr., 500.53 ft. S/o Patricia Ln., a/k/a 21 Loretta Drive, Syosset, NY  
SEC. 15                      BLK. 160                      LOT 7                      ZONE R1-7

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**HEARING NO. 15**

**APPEAL NO. 20-387**

**SYOSSET**

**JOSEPH DIGIOVANNI:** Variance to install natural gas generator exceeding maximum setback from dwelling than permitted by Ordinance.

N/s/o Convent Rd., 230 ft. E/o Greenway Dr., a/k/a 77 Convent Road, Syosset, NY  
SEC. 15                      BLK. 75                      LOT 1                      ZONE R1-7

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**HEARING NO. 16**

**APPEAL NO. 20-388**

**OYSTER BAY**

**STEPHEN MINICOZZI**: Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 69 parking spaces are required.

E/s/o South St., 147.30 ft. N/o Summit St., a/k/a 107 South Street, Oyster Bay, NY  
**SEC. 27                      BLK. 33                      LOT 131                      ZONE GB**

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**HEARING NO. HO 1**

**APPEAL NO. 20-241**

**HICKSVILLE**

**BIBI & DEODAT SINGH**: (A) Special Use Permit to convert a one-family dwelling to a two-family dwelling. (B) Variance to construct covered porch, one story addition and second story addition having less average front yard setback than permitted by Ordinance. (C) Variance to construct two story addition, one story front addition, one story rear addition, covered patio and detached garage exceeding maximum gross floor area than permitted by Ordinance.

N/s/o W. Nicholai St., 731.86 ft. W/o Newbridge Rd., a/k/a 198 W. Nicholai Street, Hicksville, NY  
**SEC. 11                      BLK. 323                      LOT 18                      ZONE R1-6**

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**HEARING NO. HO 2**

**APPEAL NO. 20-316**

**FARMINGDALE**

**SHEILA DEXTER**: (A) Variance to allow existing rear deck having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o Elm Ave., 350 ft. E/o Spruce St., a/k/a 51 Elm Avenue, Farmingdale, NY  
**SEC. 49                      BLK. 56                      LOT 24                      ZONE R1-7**

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**HEARING NO. HO 3**

**APPEAL NO. 20-326**

**PLAINVIEW**

**JOSEPH ZIZZO**: (A) Variance to allow existing rear roof over having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear roof over and shed exceeding maximum building coverage than permitted by Ordinance. (C) Variance to allow existing 17 ft. by 8 ft. shed exceeding maximum height than permitted by Ordinance.

S/s/o Stewart St., 215.05 ft. W/o Lincoln Rd. E., a/k/a 9 Stewart Street, Plainview, NY  
**SEC. 46                      BLK. 569                      LOT 7                      ZONE R1-7**

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**OCTOBER 5, 2020**

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

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