



**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 **NOVEMBER 2, 2023**, at 7:00 P. M., to consider the following appeals:

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

**HEARING NO. 1**

**APPEAL NO. 23-483**

**MASSAPEQUA**

**LYNNE SULLIVAN:** (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

S/s/o Baltimore Ave., 200.41 ft. W/o Forest Ave., a/k/a 22 Baltimore Avenue, Massapequa, NY  
**SEC. 52                      BLK. 239                      LOT 900                      ZONE R1-7**

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**HEARING NO. 2**

**APPEAL NO. 23-486**

**MASSAPEQUA**

**MICHAEL MILAZZO:** (A) Variance to construct new dwelling exceeding maximum building coverage, gross floor area and having less roof pitch than permitted by Ordinance. (B) Variance to construct front roofed over porch having less average front yard setback than permitted by Ordinance. (C) Variance to construct rear deck having less rear yard setback than permitted by Ordinance.

N/s/o Exeter Rd., 396.47 ft. E/o Gloucester Rd., a/k/a 103 Exeter Road, Massapequa, NY  
**SEC. 65                      BLK. 153                      LOT 83                      ZONE R1-10/OHG**

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**HEARING NO. 3**

**APPEAL NO. 23-488**

**MASSAPEQUA**

**GARY & ELISE GRAU:** (A) Variance to allow existing gazebo, 9.2 ft. by 16.4 ft. shed and 6.15 ft. by 8.1 ft. shed having less front yard setback than permitted by Ordinance. (B) Variance to allow existing 9.2 ft. by 16.4 ft. shed exceeding maximum height than permitted by Ordinance. (C) Variance to allow existing 6 ft. high chain link fence exceeding maximum height across front yard (E. Service Road) than permitted by Ordinance.

W/s/o Seneca Dr., 253.40 ft. N/o Cheryl Rd., a/k/a 15 Seneca Drive, Massapequa, NY  
**SEC. 52                      BLK. 412                      LOT 18                      ZONE R1-7**

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**HEARING NO. 4**

**APPEAL NO. 23-501**

**MASSAPEQUA**

**CHARLES J. SILECCHIA:** Variance to allow existing 6 ft. high fence exceeding maximum height across side/front yard than permitted by Ordinance.

SW/ cor. of Polo Rd. & Darby Rd., a/k/a 24 Polo Road, Massapequa, NY  
**SEC. 57                      BLK. 229                      LOT 2                      ZONE R1-7**

**HEARING NO. 5**

**APPEAL NO. 23-502**

**MASSAPEQUA**

**GABRIELLE COHEN:** (A) Variance to allow existing block wall feature having less side yard setback and rear yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 21-501 and granted by Decision of the Zoning Board of Appeals, dated November 18, 2021.

S/s/o E. Iroquois St., 100 ft. E/o Shinnecock Ave., a/k/a 48 E. Iroquois Street, Massapequa, NY  
SEC. 66                                      BLK. 39                                      LOT 27                                      ZONE R1-10

**HEARING NO. 6**

**APPEAL NO. 23-516**

**MASSAPEQUA**

**JOSEPH CALASSO:** (A) Variance to construct second floor addition exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 91-219 and granted by Decision of the Zoning Board of Appeals, dated June 20, 1991.

N/s/o N. Albany Ave., 400 ft. E/o N. New York Dr., a/k/a 171 N. Albany Avenue, Massapequa, NY  
SEC. 48                                      BLK. 10                                      LOT 48                                      ZONE R1-7

**HEARING NO. 7**

**APPEAL NO. 23-493**

**NORTH MASSAPEQUA**

**ADRIANA ALVIGI:** Variance to install pool equipment having less side/front yard than permitted by Ordinance.

SE/ cor. of N. Manhattan Ave. & N. Summit Dr., a/k/a 134 N. Manhattan Ave., North Massapequa, NY  
SEC. 48                                      BLK. 87                                      LOT 1105                                      ZONE R1-7

**HEARING NO. 8**

**APPEAL NO. 23-505**

**NORTH MASSAPEQUA**

**FRANCIS PORTELA:** (A) Variance to allow existing cantilevered second story addition having less aggregate side yards than permitted by Ordinance. (B) Variance to allow existing rear deck with steps to grade having less side yard setback than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 64-497 and granted by Decision of the Zoning Board of Appeals, dated August 19, 1964.

N/s/o N. Utica Ave., 420 ft. W/o N. Central Dr., a/k/a 299 N. Utica Avenue, North Massapequa, NY  
SEC. 52                                      BLK. 68                                      LOT 421                                      ZONE R1-7

**HEARING NO. 9**

**APPEAL NO. 23-487**

**FARMINGDALE**

**CHRISTINE CARLTON:** Variance to allow existing 12 ft. by 11.8 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Fallwood Pkwy., 200 ft. S/o Hart St., a/k/a 186 Fallwood Parkway, Farmingdale, NY  
SEC. 48                                      BLK. 461                                      LOT 17                                      ZONE R1-7

**HEARING NO. 10**

**APPEAL NO. 23-492**

**FARMINGDALE**

**KARL MEYER:** Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o 2<sup>nd</sup> Ave., 240 ft. E/o Woodward Pkwy., a/k/a 9 2<sup>nd</sup> Avenue, Farmingdale, NY  
SEC. 48                                      BLK. 253                                      LOT 67                                      ZONE R1-7

**HEARING NO. 11**

**APPEAL NO. 23-496**

**FARMINGDALE**

**JOANNE FANIZZA:** Variance to construct portico exceeding maximum building coverage than permitted by Ordinance.

S/s/o Crestwood Blvd., 60 ft. E/o Juniper St., a/k/a 20 Crestwood Boulevard, Farmingdale, NY  
**SEC. 48                      BLK. 267                      LOT 23                      ZONE R1-7**

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**HEARING NO. 12**

**APPEAL NO. 23-500**

**FARMINGDALE**

**JOHN CAVALLO:** (A) Variance to construct one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance. (C) Variance to allow existing 6 ft. high wood fence exceeding maximum height across front yard (W. Oak Street) than permitted by Ordinance.

E/s/o W. Oak St., 303 ft. S/o Spencer St., a/k/a 55 W. Oak Street, Farmingdale, NY  
**SEC. 49                      BLK. 179                      LOT 57                      ZONE R1-7**

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**HEARING NO. 13**

**APPEAL NO. 23-556**

**BETHPAGE**

**ROSALIE & RONALD JOANNOU:** (A) Variance to allow existing lower wood deck having less side yard setback than permitted by Ordinance. (B) Variance to allow existing multilevel deck having less rear yard setback than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback than permitted by Ordinance.

S/s/o Bishop Ct., 53.46 ft. W/o Broadway, a/k/a 2 Bishop Court, Bethpage, NY  
**SEC. 46                      BLK. 337                      LOT 41                      ZONE R1-7**

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**HEARING NO. 14**

**APPEAL NO. 23-560**

**BETHPAGE**

**PAUL SHIVERS:** Variance to construct second story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Cambridge Ave., 861.70 ft. S/o Powell Ave., a/k/a 33 Cambridge Avenue, Bethpage, NY  
**SEC. 46                      BLK. 122                      LOT 115                      ZONE R1-7**

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**HEARING NO. 15**

**APPEAL NO. 23-377**

**HICKSVILLE**

**PAUL & ANNA KELLY:** Variance to allow existing shed having less rear yard setback and side yard setback than permitted by Ordinance.

E/s/o April Ln., 78.48 ft. S/o Abbot Ln., a/k/a 5 April Lane, Hicksville, NY  
**SEC. 45                      BLK. 352                      LOT 2                      ZONE R1-7**

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**HEARING NO. 16**

**APPEAL NO. 23-494**

**HICKSVILLE**

**BOLLA EM REALTY, LLC:** (A) Variance to construct gas station with convenience store having less landscape buffer on North Broadway and Bethpage Road than permitted by Ordinance. (B) Variance for the reduction of off-street parking spaces. Reduction of spaces to 13 when 18 parking spaces are required.

E/s/o N. Broadway, S/o intersection of N. Broadway & Bethpage Rd., a/k/a 285 N. Broadway, Hicksville NY  
**SEC. 12                      BLK. B                      LOT 180                      ZONE GB**

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**HEARING NO. 17****APPEAL NO. 23-515****HICKSVILLE**

**GINA HUMANN:** (A) Variance to construct front portico having less average front yard setback than permitted by Ordinance. (B) Variance to construct front portico and second floor addition having less side yard setback and exceeding maximum building coverage than permitted by Ordinance. (C) Variance to construct second floor addition having less aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Meeting Ln., 527.90 ft. E/o Winter Ln., a/k/a 26 Meeting Lane, Hicksville, NY

**SEC. 45****BLK. 287****LOT 33****ZONE R1-7**

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**HEARING NO. 18****APPEAL NO. 23-568****HICKSVILLE**

**HESSAM SAMIRA:** (A) Variance to construct second story addition exceeding maximum gross floor area than permitted by Ordinance. (B) Variance to allow existing widened driveway having less side yard setback than permitted by Ordinance. (C) Amend Specific Plans as presented for Appeal No. 23-167 and granted by Decision of the Zoning Board of Appeals, dated May 18, 2023 and for Appeal No. 64-640 and granted by Decision of the Zoning Board of Appeals, dated October 22, 1964.

NW/ cor. of 9<sup>th</sup> St. & 5<sup>th</sup> Ave., a/k/a 133 9<sup>th</sup> Street, Hicksville, NY

**SEC. 46****BLK. 278****LOT 879****ZONE R1-7**

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**HEARING NO. 19****APPEAL NO. 23-480****PLAINVIEW**

**1099 OLD COUNTRY LLC:** (A) Variance to construct convenience store having less rear yard setback than permitted by Ordinance. (B) Variance to construct gas station with convenience store having less landscape buffer on Old Country Road and Plainview Road than permitted by Ordinance. (C) Variance for the reduction of off-street parking spaces. Reduction of spaces to 7 when 11 parking spaces are required. (D) Variance to construct parking spaces having less side yard setback than permitted by Ordinance.

SW/ cor. of Old Country Rd. & Plainview Rd., a/k/a 1099 Old Country Road, Plainview, NY

**SEC. 47****BLK. G****LOT 753****ZONE GB**

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**HEARING NO. 20****APPEAL NO. 23-484****PLAINVIEW**

**LAKSHMIN SAI:** (A) Variance to construct front portico over existing platform with steps to grade and rear roof over existing raised patio exceeding maximum building coverage than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 21-182 and granted by Decision of the Zoning Board of Appeals, dated April 22, 2021.

N/s/o Peter Ln., 699.58 ft. W/o Sebree Pl., a/k/a 28 Peter Lane, Plainview, NY

**SEC. 47****BLK. 18****LOT 27****ZONE R1-7**

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**HEARING NO. 21****APPEAL NO. 23-491****WOODBURY**

**KAREN CAMHI:** (A) Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance. (B) Variance to allow existing 5 ft. by 6 ft. shed having less side yard setback than permitted by Ordinance. (C) Variance to allow existing 4 ft. high metal fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Amend Specific Plans as presented for Appeal No. 21-183 and granted by Decision of the Zoning Board of Appeals, dated April 22, 2021 and for Appeal No. 02-381 and granted by Decision of the Zoning Board of Appeals, dated October 17, 2002.

SW/ cor. of Stafford Ave. & Magnolia Ln., a/k/a 6 Stafford Avenue, Woodbury, NY

**SEC. 14****BLK. 19****LOT 4****ZONE R1-1A**

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**HEARING NO. 22**

**APPEAL NO. 23-507**

**WOODBURY**

**JAY SILVERSTEIN**: Variance to allow existing natural gas generator having less side yard setback than permitted by Ordinance.

E/s/o Southwoods Rd., 1327.11 ft. N/o LIRR, a/k/a 86 Woods Road, Woodbury, NY  
**SEC. 14**                      **BLK. E**                      **LOT 809**                      **ZONE R1-2A/REC**

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**HEARING NO. 23**

**APPEAL NO. 23-504**

**JERICHO**

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

SW/ cor. of Hazelwood Dr. & Market St., a/k/a 27 Hazelwood Drive, Jericho, NY  
**SEC. 12**                      **BLK. 505**                      **LOT 14**                      **ZONE R1-10**

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**HEARING NO. 24**

**APPEAL NO. 23-509 - AMENDMENT**

**JERICHO**

**BHUIYAN ZULFIQUAR & SIDDIKA DIL ARA**: Amend Specific Plan as presented for Appeal No. 20-420 and granted by Decision of the Zoning Board of Appeals, dated November 19, 2020, for the submittal of new plans.

W/s/o Leahy St., 181.59 ft. S/o Seaman Rd., a/k/a 104 Leahy Street, Jericho, NY  
**SEC. 11**                      **BLK. 355**                      **LOT 4**                      **ZONE R1-10**

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**HEARING NO. 25**

**APPEAL NO. 23-439**

**SYOSSET**

**CALTOR LLC, d/b/a Bounce! Family Entertainment Centers**: **(A)** Variance to allow existing 8 ft. by 20 ft. storage container on southwest corner of property having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing interior alterations for active recreation use having no landscape buffer for parking perimeter. **(C)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 299 when 618 parking spaces are required.

S/s/o Michael Dr., S/o Jericho Tpke., a/k/a 310 Michael Drive, Syosset, NY  
**SEC. 15**                      **BLK. 157**                      **LOT 46**                      **ZONE LI**

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**HEARING NO. 26**

**APPEAL NO. 23-482**

**SYOSSET**

**ERIKA SHANIK**: Variance to install natural gas generator having less front yard setback than permitted by Ordinance.

NW/ cor. of Joyce Ct. & Wendy Rd., a/k/a 1 Joyce Court, Syosset, NY  
**SEC. 15**                      **BLK. 142**                      **LOT 31**                      **ZONE R1-10**

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**HEARING NO. 27**

**APPEAL NO. 23-490**

**SYOSSET**

**JUBY THOMAS**: **(A)** Variance to construct 35.6 ft. by 43.2 ft. new dwelling replacing existing dwelling on existing foundation having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct 35.6 ft. by 43.2 ft. new dwelling replacing existing dwelling on existing foundation and existing pergola exceeding maximum building coverage than permitted by Ordinance.

S/s/o Lewis Ln., 564.94 ft. W/o Flo Dr., a/k/a 59 Lewis Lane, Syosset, NY  
**SEC. 15**                      **BLK. 37**                      **LOT 332**                      **ZONE R1-7**

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**HEARING NO. 28****APPEAL NO. 23-513****GLEN HEAD**

**NAILE NIKA:** Variance to construct new dwelling having less average side/front yard setback (Carman Place), exceeding maximum gross floor area and height than permitted by Ordinance; also encroachment of eaves and gutters.

SW/ cor. of Carman Pl. & Orchard St., a/k/a 4 Carman Place, Glen Head, NY

**SEC. 20****BLK. C****LOT 32****ZONE R1-7**

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**HEARING NO. 29****APPEAL NO. 23-576****OYSTER BAY**

**J MAC OB LLC:** Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 17 parking spaces are required.

S/s/o Audrey Ave., 127.53 ft. W/o Spring St., 61 Audrey Avenue, Oyster Bay, NY

**SEC. 27****BLK. 31****LOT 155****ZONE GB**

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**HEARING NO. HO 1****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. HO 2****APPEAL NO. 23-478****PLAINVIEW**

**1099 OLD COUNTRY LLC:** (A) Variance to erect 3.8 ft. by 3.8 ft. illuminated canopy sign located on North side of property exceeding maximum number of signs than permitted by Ordinance. (B) Variance to erect 3.8 ft. by 3.8 ft. illuminated canopy sign located on East side of property exceeding maximum number of signs than permitted by Ordinance. (C) Variance to erect 5.3 ft. by 12.1 ft. illuminated ground sign located at the curb cut on Old Country Road having less front yard setback than permitted by Ordinance. (D) Variance to erect 5.3 ft. by 12.1 ft. freestanding sign structure located on North side of lot facing Old Country Road exceeding maximum area than permitted by Ordinance. (E) Variance to erect 5.3 ft. by 12.1 ft. illuminated ground sign located at the curb cut on Plainview Road having less front yard setback than permitted by Ordinance. (F) Variance to erect 5.3 ft. by 12.1 ft. freestanding sign structure located on East side of lot facing Plainview Road exceeding maximum area than permitted by Ordinance.

SW/ cor. Old Country Rd. & Plainview Rd., a/k/a 1099 Old Country Road, Plainview, NY

**SEC. 47****BLK. G****LOT 753****ZONE GB**

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**HEARING NO. HO 3****APPEAL NO. 23-79****GLEN HEAD**

**DENISE BELTRE:** (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Townsend Street) than permitted by Ordinance. (B) Variance to construct second story addition for reconstructed dwelling having less average front yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct second story addition and portico for reconstructed dwelling having less average side/front yard setback than permitted by Ordinance.

SE/ cor. of Orchard St. & Townsend St., a/k/a 24 Orchard Street, Glen Head, NY

**SEC. 20****BLK. 59****LOT 58****ZONE R1-7**

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**OCTOBER 23, 2023**

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

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