Town of Oyster Bay Zoning Board of Appeals
TOWN HALL, AUDREY AVENUE, OYSTER BAY, NEW YORK 11771-1592 - TELEPHONE: (516) 624-6232
RITA BYRNE, *Chairwoman* – LOIS SCHMITT, *Vice Chairwoman* – KATHLEEN MULLIGAN
REBECCA M. ALESIA –LISA CICCOLELLA – FLORESTANO GIRARDI – BRIAN GRIFFIN

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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 *DECEMBER 17, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-320 **MASSAPEQUA**

JOANN PASSALACQUA: (A) Variance to allow existing one story addition, rear roof over patio, rear roof over deck and shed exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing 19.8 ft. by 19.8 ft. shed exceeding maximum height than permitted by Ordinance.

W/s/o West End Ave., 580 ft. N/o Berkeley Pl., a/k/a 272 West End Avenue, Massapequa, NY
SEC. 65 BLK. 12 LOT 94 ZONE R1-7

HEARING NO. 2

APPEAL NO. 26-360 **MASSAPEQUA**

JAMES SULLIVAN: (A) Variance to allow existing roof over patio having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to install in-ground swimming pool having less side/front yard setback than permitted by Ordinance. **(C)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Osprey Place) than permitted by Ordinance.

NW/ cor. of Tidewater Ave. & Osprey Pl., a/k/a 47 Tidewater Avenue, Massapequa, NY
SEC. 66 BLK. 88 LOT 79 ZONE R1-10

HEARING NO. 3

APPEAL NO. 26-409 **MASSAPEQUA**

RICHARD GONZALEZ: (A) Variance to allow existing 12.1 ft. by 8.3 ft. shed and 6 ft. by 3.3 ft. shed having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing 12.1 ft. by 8.3 ft. shed having less rear yard setback than permitted by Ordinance. **(C)** Variance to construct two story addition having less roof pitch than permitted by Ordinance. **(D)** Variance to construct portico, allow existing 12.1 ft. by 8.3 ft. shed, 6 ft. by 3.3 ft. shed and gazebo exceeding maximum building coverage than permitted by Ordinance. **(E)** Variance to construct second story addition and allow existing gazebo exceeding maximum gross floor area than permitted by Ordinance. **(F)** Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Cleveland Pl., 100 ft. E/o Forest Ave., a/k/a 105 Cleveland Place, Massapequa, NY
SEC. 65 BLK. 42 LOT 1548 ZONE R1-7

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HEARING NO. 4

APPEAL NO. 26-414 **MASSAPEQUA**

CAREY POLICASTRO: **(A)** Variance to allow existing shed having less side/front yard setback (Comet Court) and side yard setback than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Comet Court) than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 24-213 and granted by Decision of the Zoning Board of Appeals, dated June 20, 2024.

NW/ cor. of Comet Ct. & Comet Ln., a/k/a 18 Comet Court, Massapequa, NY
SEC. 65 BLK. 245 LOT 15 ZONE R1-10

HEARING NO. 5

APPEAL NO. 26-353 **NORTH MASSAPEQUA**

NICOLE COLUCCIELLO: Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (N. Wyoming Avenue) and within 30 ft. of intersection than permitted by Ordinance.

NE/ cor. of N. Baldwin Dr. & N. Wyoming Ave., a/k/a 1118 N. Baldwin Drive, North Massapequa, NY
SEC. 52 BLK. 37 LOT 48 ZONE R1-7

HEARING NO. 6

APPEAL NO. 92-73 - *AMENDMENT* **FARMINGDALE**

ANDREW HOEY: **(A)** Amend Decision of Zoning Board of Appeals, dated April 1, 1992 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.

N/s/o Colonial Dr., 310.15 ft. E/o West Gate, a/k/a 25 Colonial Drive, Farmingdale, NY
SEC. 49 BLK. 248 LOT 6 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-134 **FARMINGDALE**

OMAR WAHAB: **(A)** Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to allow an existing accessory unit in **PARENT/CHILD** residence exceeding maximum number of bedrooms than permitted by Ordinance. **C)** Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Terrace View Rd., 433.52 ft. W/o Carmans Rd., a/k/a 20 Terrace View Road, Farmingdale, NY
SEC. 48 BLK. 448 LOT 177 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-358 **FARMINGDALE**

TOM BYRNE: Variance to construct dormer and 4-window egress window well having less average front yard setback (Copeland Place) than permitted by Ordinance.

SE/ cor. of Oakwood Ave. & Copeland Pl., a/k/a 70 Oakwood Avenue, Farmingdale, NY
SEC. 48 BLK. 292 LOT 50 ZONE R1-7

HEARING NO. 9

APPEAL NO. 26-367 **FARMINGDALE**

FATIHA ABDULLATIF: Variance to allow existing basketball court with 8 ft. high fence having less average side/front yard setback (Central Avenue) and rear yard setback than permitted by Ordinance.

SW/ cor. of Cresthollow Ct. & Central Ave., a/k/a 22 Cresthollow Court, Farmingdale, NY
SEC. 49 BLK. 284 LOT 84 ZONE R1-1A

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HEARING NO. 10

APPEAL NO. 96-223 - *AMENDMENT* **HICKSVILLE**

PATRICK J. O'ROURKE: **(A)** Amend Decision of Zoning Board of Appeals, dated June 20, 1996 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.

E/s/o Belmont Pl., 100 ft. S/o Princess St., a/k/a 7 Belmont Place, Hicksville, NY
SEC. 11 BLK. 303 LOT 53 ZONE R1-7

HEARING NO. 11

APPEAL NO. 26-333 **HICKSVILLE**

SAVERIO POTENTE: **(A)** Variance to allow existing structure having less setback and encroaches on Town of Oyster Bay property than permitted by Ordinance. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 24 parking spaces are required.

N/s/o Woodbury Rd., W/o Bethpage Rd., a/k/a 120 Woodbury Road, Hicksville, NY
SEC. 12 BLK. 177 LOT 55 ZONE GB

HEARING NO. 12

APPEAL NO. 26-357 **OLD BETHPAGE**

KENNETH & JENNIFER DEMARINIS: Variance to allow existing 20.1 ft. by 28.5 ft. wood deck and 8.2 ft. by 12.1 ft. shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Michael Dr., 579.09 ft. N/o Crescent Dr., a/k/a 19 Michael Drive, Old Bethpage, NY
SEC. 47 BLK. 44 LOT 33 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-364 **PLAINVIEW**

ROBERT KRASICKI: **(A)** Variance to allow existing 12.3 ft. by 10 ft. shed having less side yard setback and front yard setback than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Cranberry Ln., 231.54 ft. S/o Malton Rd., a/k/a 26 Cranberry Lane, Plainview, NY
SEC. 46 BLK. 594 LOT 17 ZONE R1-7

HEARING NO. 14

APPEAL NO. 26-411 **WOODBURY**

YAIR ALTMARK: **(A)** Variance to allow existing rear second story balcony and rear roofed over porch having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing 18 ft. by 36 ft. in-ground swimming pool having less rear yard setback than permitted by Ordinance. **(C)** Variance to allow existing propane fire pit having less rear yard setback than permitted by Ordinance. **(D)** Variance to allow existing 14 ft. high chain link fence around tennis court exceeding maximum height than permitted by Ordinance. **(E)** Amend Specific Plan as presented for Appeal No. 96-410 and granted by Decision of the Zoning Board of Appeals, dated October 24, 1996.

E/s/o Barrow Ct., 172.76 ft. S/o Anchorage Dr., a/k/a 372 Barrow Court, Woodbury, NY
SEC. 13 BLK. 113 LOT 30 ZONE R1-1A

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HEARING NO. 15

APPEAL NO. 25-501 **SYOSSET**

LUIS MORENO: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to allow an existing accessory unit in **PARENT/CHILD** residence exceeding maximum number of bedrooms than permitted by Ordinance. **C)** Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

S/s/o Southwood Cir., W/o Bruce St., a/k/a 114 Southwood Circle, Syosset, NY
SEC. 15 BLK. 98 LOT 41 ZONE R1-7

HEARING NO. 16

APPEAL NO. 26-362 **SYOSSET**

RICHARD LEVITAN: (A) Variance to allow existing shed having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

S/s/o Warner Ln., 181.67 ft. E/o Burtis Ln., a/k/a 71 Warner Lane, Syosset, NY
SEC. 25 BLK. 62 LOT 2 ZONE R1-1A

HEARING NO. 17

APPEAL NO. 26-361 **GLEN HEAD**

JOSEPH & DEBORAH SWIEZBIN: (A) Variance to allow existing 9.4 ft. by 10 ft. shed having less side/front yard setback (Smith Street) than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high wood fence exceeding maximum side/front yard (Smith Street) than permitted by Ordinance.

SE/ cor. of Smith St. & Cody Ave., a/k/a 73 Smith Street, Glen Head, NY
SEC. 20 BLK. C LOT 101 ZONE R1-7

HEARING NO. 18

APPEAL NO. 26-351 **EAST NORWICH**

ZACHARY STEGMAN: (A) Variance to construct two story addition having less side yard setback and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing shed exceeding maximum height than permitted by Ordinance.

S/s/o Walnut Ave., 423.256 ft. W/o Muttontown Ln., a/k/a 11 Walnut Avenue, East Norwich, NY
SEC. 16 BLK. A LOT 588 ZONE R1-7

HEARING NO. 19

APPEAL NO. 26-370 **EAST NORWICH**

SAM FERRARA: Variance to allow existing detached garage exceeding maximum height and having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Coral Cve., E/o Timothy Ln., a/k/a 3 Coral Cove, East Norwich, NY
SEC. 24 BLK. 9 LOT 13 ZONE R1-7

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HEARING NO. 20

APPEAL NO. 26-363 **OYSTER BAY**

DAVID NATALE: Variance to construct second floor addition exceeding maximum height setback than permitted by Ordinance.

S/s/o Park Ave., 670 ft. W/o Berry Hill Rd., a/k/a 69 Park Avenue, Oyster Bay, NY
SEC. 27 BLK. 60 LOT 40 ZONE R1-6/OB

HEARING NO. HO 1

APPEAL NO. 26-281 **SYOSSET**

SHUI JING HUANG: **(A)** Variance to allow existing rear roof over having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing 7 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o London Rd., E/o Cambria Rd., a/k/a 9 London Road, Syosset, NY
SEC. 12 BLK. 356 LOT 12 ZONE R1-7

DECEMBER 7, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK