



**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 – JEROME FITZPATRICK – ANDREW MONTELEONE

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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 **MAY 20, 2021**, at **7:00 P. M.**, to consider the following appeals:

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

**HEARING NO. 1**

**APPEAL NO. 21-213**

**BETHPAGE**

**LAZARUS FRANCINO**: (A) Variance to construct cellar entrance having less side yard setback than permitted by Ordinance. (B) Variance to construct second story addition having less aggregate side yards than permitted by Ordinance. (C) Variance to construct one story rear addition exceeding maximum building coverage than permitted by Ordinance.

W/s/o Suzanne Ln., 399 ft. N/o Evelyn Dr., a/k/a 20 Suzanne Lane, Bethpage, NY  
**SEC. 47                      BLK. 125                      LOT 6                      ZONE R1-10**

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**HEARING NO. 2**

**APPEAL NO. 21-214**

**PLAINVIEW**

**NEW YORK DIALYSIS SERVICES, INC.**: (A) Variance for the reduction of off-street parking spaces. Reduction of spaces to 30 when 34 parking spaces are required. (B) Variance to allow 6 parking spaces having less width than permitted by Ordinance.

S/s/o Old Country Rd., 178.05 ft. E/o Barnum Ave., a/k/a 671 Old Country Road, Plainview, NY  
**SEC. 46                      BLK. 142                      LOT 48                      ZONE NB**

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**HEARING NO. HO 1**

**APPEAL NO. 21-114**

**MASSAPEQUA**

**CROWN CASTLE FIBER LLC**: Special Use Permit to install, operate and maintain wireless telecommunications equipment.

E/s/o Clocks Blvd., 28 ft. N/o Lincoln Ave., a/k/a Massapequa, NY                      (Pole No.: N581)  
**SEC. 242                      BLK. 6698                      LOT 31                      ZONE R1-10**

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**HEARING NO. HO 2**

**APPEAL NO. 21-115**

**WOODBURY**

**CROWN CASTLE FIBER LLC**: Special Use Permit to install, operate and maintain wireless telecommunications equipment.

SW/ cor. of Magnolia Ln. & Stafford Ave., a/k/a Woodbury, NY                      (Pole No.: 605)  
**SEC. 242                      BLK. 1419                      LOT 4                      ZONE R1-1A**

**HEARING NO. HO 3**

**APPEAL NO. 21-116**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

10 ft. W/o fire hydrant on North side of Nome Dr., a/k/a Woodbury, NY (Pole No.: N606)  
SEC. 242 BLK. 1379 LOT 40 ZONE R1-1A

**HEARING NO. HO 4**

**APPEAL NO. 21-117**

**MASSAPEQUA**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

NE/ cor. of Sunset Rd. & Peconic Dr., a/k/a Massapequa, NY (Pole No.: 542)  
SEC. 242 BLK. 6654 LOT 48 ZONE R1-10

**HEARING NO. HO 5**

**APPEAL NO. 21-118**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

SW/ cor. of Bering Ct. & Juneau Blvd., a/k/a Woodbury, NY (Pole No.: N613)  
SEC. 242 BLK. 1373 LOT 41 ZONE R1-1A

**HEARING NO. HO 6**

**APPEAL NO. 21-119**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

N/s/o Elm St., 525 ft. W/o Pine Dr., a/k/a Woodbury, NY (Pole No.: N600)  
SEC. 242 BLK. 1416 LOT 6 ZONE R1-1A

**HEARING NO. HO 7**

**APPEAL NO. 21-120**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

E/s/o Orchard Dr., 1050 ft. N/o The Rise., a/k/a Woodbury, NY (Pole No.: N614)  
SEC. 242 BLK. 1360 LOT 25 ZONE R1-1A

**HEARING NO. HO 8**

**APPEAL NO. 21-121**

**MASSAPEQUA**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

S/s/o Seneca Pl., second pole W/o W. Shore Dr., a/k/a Massapequa, NY (Pole No.: N541)  
SEC. 242 BLK. 6692 LOT 1 ZONE R1-10

**HEARING NO. HO 9**

**APPEAL NO. 21-122**

**SYOSSET**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

NE/ cor. of Berry Hill Rd. & Rodeo Dr., a/k/a Syosset, NY  
**SEC. 242                      BLK. 25C01                      LOT 1076**

**(Pole No.: N648)  
ZONE R1-1A**

**HEARING NO. HO 10**

**APPEAL NO. 21-123**

**SYOSSET**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

NW/ cor. of Calvert Dr. & Chelsea Dr., a/k/a Syosset, NY  
**SEC. 242                      BLK. 2534                      LOT 7**

**(Pole No.: 659)  
ZONE R1-20**

**HEARING NO. HO 11**

**APPEAL NO. 21-124**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

N/s/o Nome Dr., 154 ft. E/o Juneau Blvd., a/k/a Woodbury, NY  
**SEC. 242                      BLK. 13100                      LOT 1**

**(Pole No.: N621)  
ZONE R1-1A**

**HEARING NO. HO 12**

**APPEAL NO. 21-125**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

W/s/o Orchard Dr., 625 ft. N/o Maple Way, a/k/a Woodbury, NY  
**SEC. 242                      BLK. 13100                      LOT 1**

**(Pole No.: N620)  
ZONE R1-1A**

**HEARING NO. HO 13**

**APPEAL NO. 21-126**

**MASSAPEQUA**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

W/s/o Atwater Pl., second pole N/o W. Shore Dr., a/k/a Massapequa, NY  
**SEC. 242                      BLK. 6666                      LOT 33**

**(Pole No.: N550)  
ZONE R1-10**

**HEARING NO. HO 14**

**APPEAL NO. 21-127**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

W/s/o Fairbanks Blvd., 320 ft. N/o Juneau Blvd., a/k/a Woodbury, NY  
**SEC. 242                      BLK. 1381                      LOT 23**

**(Pole No.: N633)  
ZONE R1-1A**

**HEARING NO. HO 15**

**APPEAL NO. 21-128**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

N/s/o Orchard Dr., 909 ft. W/o Plainview Rd., a/k/a Woodbury, NY  
**SEC. 242                      BLK. 1379                      LOT 24**

**(Pole No.: 619)  
ZONE R1-1A**

**HEARING NO. HO 16**

**APPEAL NO. 21-129**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

N/s/o Seward Dr., 548 ft. W/o Juneau Blvd., a/k/a Woodbury, NY  
**SEC. 242                      BLK. 1399                      LOT 11**

**(Pole No.: N611)  
ZONE R1-1A**

**HEARING NO. HO 17**

**APPEAL NO. 21-130**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

E/s/o Avery Rd., 120 N/o Elm St., a/k/a Woodbury, NY  
**SEC. 242                      BLK. 14B                      LOT 231**

**(Pole No.: N604)  
ZONE R1-1A**

**HEARING NO. HO 18**

**APPEAL NO. 21-131**

**SYOSSET**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

NW/ cor. of Ryan St. & Ryan Ct., a/k/a Syosset, NY  
**SEC. 242                      BLK. 2553                      LOT 41**

**(Pole No.: N642)  
ZONE R1-10**

**HEARING NO. HO 19**

**APPEAL NO. 21-132**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

N/s/o Headley Way, 406 ft. W/o Orchard Dr., a/k/a Woodbury, NY  
**SEC. 242                      BLK. 1372                      LOT 42**

**(Pole No.: N636)  
ZONE R1-1A**

**HEARING NO. HO 20**

**APPEAL NO. 21-133**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

N/s/o Elm St., 180 ft. W/o Maple Dr., a/k/a Woodbury, NY  
**SEC. 242                      BLK. 1421                      LOT 2**

**(Pole No.: N597)  
ZONE R1-1A**

**HEARING NO. HO 21**

**APPEAL NO. 21-134**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

SE/ cor. of The Rise & The Dell, a/k/a Woodbury, NY  
**SEC. 242**                      **BLK. 1369**                      **LOT 4**

**(Pole No.: N615)**  
**ZONE R1-1A**

**HEARING NO. HO 22**

**APPEAL NO. 21-135**

**SYOSSET**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

N/s/o Hickman St., 270 ft. E/o Stratford Pl, a/k/a Syosset, NY  
**SEC. 242**                      **BLK. 2554**                      **LOT 1**

**(Pole No.: N645)**  
**ZONE R1-10**

**HEARING NO. HO 23**

**APPEAL NO. 21-136**

**WOODBURY**

**CROWN CASTLE FIBER LLC:** Special Use Permit to install, operate and maintain wireless telecommunications equipment.

S/s/o Cypress Dr., 140 ft. E/o Sycamore Dr., a/k/a Woodbury, NY  
**SEC. 242**                      **BLK. 1437**                      **LOT 11**

**(Pole No.: N599)**  
**ZONE R1-1A**

**HEARING NO. HO 24**

**APPEAL NO. 21-143**

**MASSAPEQUA**

**ANTHONY MAROTTA:** **(A)** Variance to allow existing rear roof-over porch having less aggregate side yards, rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. **(B)** Variance to allow existing roof-over front porch, rear roof-over porch and shed exceeding maximum building lot coverage than permitted by Ordinance. **(C)** Variance to allow existing shed having less side yard setback, rear yard setback and exceeding maximum height than permitted by Ordinance. **(D)** Variance to allow existing three (3) air conditioning units having less side yard setback than permitted by Ordinance.

S/s/o Commonwealth Ave., 820 ft. W/o Central Ave., a/k/a 74 Commonwealth Ave., Massapequa, NY  
**SEC. 52**                      **BLK. 180**                      **LOT 776**                      **ZONE R1-7**

**MAY 10, 2021**

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

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