



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 - KATHLEEN MULLIGAN
REBECCA M. ALESIA - LISA CICCOLELLA - FLORESTANO GIRARDI - BRIAN GRIFFIN

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 *MARCH 5, 2026*, at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 25-365

MASSAPEQUA

MATTHEW SHENOCKER: Variance to reconstruct a 35.5 ft. by 48.38 ft. two story dwelling on partial new and partial existing foundation having less average front yard setback, side yard setback, aggregate side yards, roof pitch and exceeding gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o New Hampshire Ave., 152.35 ft. W/o Hicksville Rd., a/k/a 58 New Hampshire Ave. Massapequa, NY
SEC. 52 BLK. 138 LOT 42 ZONE R1-7

HEARING NO. 2

APPEAL NO. 25-479

NORTH MASSAPEQUA

GERALD CAMPBELL: (A) Variance to allow existing roofed over patio having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o N. Oak St., 300 ft. W/o N. Central Ave., a/k/a 239 N. Oak Street, North Massapequa, NY
SEC. 52 BLK. 105 LOT 61 ZONE R1-7

HEARING NO. 3

APPEAL NO. 26-10

NORTH MASSAPEQUA

CAROLYN KERSCH: (A) Variance to construct front two story addition having less front yard setback than permitted by Ordinance. (B) Variance to construct rear deck having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct front two-story addition, rear two story addition, rear deck, front roof over porch and 8 ft. by 12.1 ft. shed exceeding maximum building coverage than permitted by Ordinance. (D) Variance to construct front two story addition, rear two story addition, second story addition and rear deck exceeding maximum gross floor area than permitted by Ordinance. (E) Variance to construct front two story addition, rear two story addition and second story addition having less roof pitch than permitted by Ordinance. (F) Variance to allow existing 8 ft. by 12.1 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o N. Suffolk Ave., 705.01 ft. E/o Flower Rd., a/k/a 542 N. Suffolk Ave., North Massapequa, NY
SEC. 52 BLK. 328 LOT 28 ZONE R1-7

HEARING NO. 4**APPEAL NO. 26-1****FARMINGDALE**

DANIEL MENDELSON: (A) Variance to construct second floor addition and front roof-over porch having less side yard setback than permitted by Ordinance. (B) Variance to construct second floor addition and rear two story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Matthew St., 209.25 ft. W/o Lois Ln., a/k/a 7 Matthew Street, Farmingdale, NY
SEC. 48 BLK. 535 LOT 13 ZONE R1-7

HEARING NO. 5**APPEAL NO. 26-5****FARMINGDALE**

CANDICE CELENTANI: (A) Variance to construct one story addition having less side yard setback and aggregate side yards than permitted by Ordinance. (B) Variance to allow existing front platform with steps to grade having less average front yard setback than permitted by Ordinance. (C) Variance to allow existing 6.9 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Hitchcock Ln., S/o Dorset Ln., a/k/a 7 Hitchcock Lane, Farmingdale, NY
SEC. 53 BLK. 171 LOT 12 ZONE R1-7

HEARING NO. 6**APPEAL NO. 25-470****BETHPAGE**

ABBAS RIZVI: (A) Variance to construct egress well having less side yard setback than permitted by Ordinance. (B) Variance to install two (2) air conditioning units having less side yard setback than permitted by Ordinance. (C) Variance to construct 35.25 ft. by 11.83 ft. two story addition and 14.67 ft. by 12 ft. one story addition having less side yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. (D) Variance construct 35.25 ft. by 11.83 ft. two story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. (E) Variance to construct driveway having less side yard setback than permitted by Ordinance. (F) Variance to allow parking for six (6) vehicles in tandem for one-family dwelling.

N/s/o Stewart Ave., 175 ft. W/o Farmers Ave., a/k/a 998 Stewart Avenue, Bethpage, NY
SEC. 46 BLK. 162 LOT 7 ZONE R1-7

HEARING NO. 7**APPEAL NO. 25-438****HICKSVILLE**

SANJAY V. PATEL: (A) Variance to allow existing front porch having less average front yard setback than permitted by Ordinance. (B) Variance to allow existing front porch, rear one story addition and gazebo exceeding maximum building coverage and gross floor area than permitted by Ordinance. (C) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 01-510 and granted by Decision of the Zoning Board of Appeals, dated November 29, 2001.

S/s/o Kingston Ave., 100 ft. E/o East Ave., a/k/a 27 Kingston Avenue, Hicksville, NY
SEC. 45 BLK. 65 LOT 176 ZONE R1-7

HEARING NO. 8**APPEAL NO. 25-456****HICKSVILLE**

NITI SHAH: (A) Variance to allow existing 16.6 ft. by 21 ft. accessory structure (detached garage) having less rear yard setback, exceeding maximum height and number of stories than permitted by Ordinance. (B) Variance to allow bathroom in existing 16.6 ft. by 21 ft. accessory structure (detached garage). (C) Variance to allow existing 16.6 ft. by 21 ft. accessory structure (detached garage) and 10.1 ft. by 19.7 ft. metal shed exceeding maximum rear yard coverage than permitted by Ordinance. (D) Variance to allow existing rear air conditioning unit having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (F) Variance to allow parking in front yard.

N/s/o Rave St., 89.84 ft. E/o Lee Ave., a/k/a 24 Rave Street, Hicksville, NY

SEC. 46**BLK. 30****LOT 32****ZONE R1-7**

HEARING NO. 9**APPEAL NO. 25-472****HICKSVILLE**

HARDIKKUMAR M. KADIA: Variance to allow existing rear roof-over and raised platform exceeding maximum building coverage than permitted by Ordinance.

W/s/o Sterling Pl., 160 ft. S/o W. Old Country Rd., a/k/a 14 Sterling Place, Hicksville, NY

SEC. 46**BLK. 263****LOT 35****ZONE R1-7**

HEARING NO. 10**APPEAL NO. 25-476****HICKSVILLE**

SHREEJI HICKSVILLE APOLLO, LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

W/s/o Apollo Ln., 210 ft. N/o Arrow Ln., a/k/a 52 Apollo Lane, Hicksville, NY

SEC. 45**BLK. 356****LOT 18****ZONE R1-7**

HEARING NO. 11**APPEAL NO. 25-266****PLAINVIEW**

MARTHA SHIMUNOV: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (C) Variance to allow parking in the required front yard.

S/s/o Lisa Ct., 70 ft. E/o Meryll Pl., a/k/a 14 Lisa Court, Plainview, NY

SEC. 46**BLK. 613****LOT 13****ZONE R1-7**

HEARING NO. 12**APPEAL NO. 25-469****PLAINVIEW**

BHARAT CHADHA: (A) Variance to construct one story addition exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story addition and second story addition exceeding maximum gross floor area than permitted by Ordinance. (C) Variance to allow existing driveway having less side yard setback than permitted by Ordinance. (D) Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

N/s/o Eldorado Blvd., 220.01 ft. W/o Nixon Dr., a/k/a 48 Eldorado Boulevard, Plainview, NY

SEC. 12**BLK. 45****LOT 128****ZONE R1-7**

HEARING NO. 13**APPEAL NO. 26-6****PLAINVIEW**

ADAM GOLDBERG: (A) Variance to allow a bathroom in proposed cabana. (B) Variance to install generator, sauna, cabana with roof-over porch, fireplace, air conditioning unit and allow existing hot tub having less side/front yard setback (Ridge Drive) than permitted by Ordinance. (C) Variance to construct roof-over patio and barbeque island having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (D) Variance to construct cabana with roof-over, fireplace, air conditioning unit, in-ground swimming pool and firepit having less rear yard setback than permitted by Ordinance. (E) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Ridge Drive) than permitted by Ordinance. (F) Variance to construct circular driveway expansion having less front yard setback than permitted by Ordinance.

SW/ cor. of Newport Dr. & Ridge Dr., a/k/a 1 Newport Drive, Plainview, NY

SEC. 13**BLK. 91****LOT 2****ZONE R1-20**

HEARING NO. 14**APPEAL NO. 25-274****WESTBURY**

DAPHNE BATANERO: (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. (B) Amend Specific Plan as presented for Appeal No. 15-159 and granted by Decision of the Zoning Board of Appeals, dated May 21, 2015.

E/s/o College Ln., 206 ft. N/o S. Cabot Ln., a/k/a 35 College Lane, Westbury, NY

SEC. 45**BLK. 401****LOT 17A****ZONE R1-7**

HEARING NO. 15**APPEAL NO. 25-450****SYOSSET**

GUIHUA LIU: (A) Variance to construct one story rear addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to construct one story rear addition, second floor rear addition and allow existing roof-over platform exceeding maximum building coverage than permitted by Ordinance.

E/s/o Lesley Dr., 700 ft. N/o Debra Pl., a/k/a 17 Lesley Drive, Syosset, NY

SEC. 15**BLK. 177****LOT 11****ZONE R1-10**

HEARING NO. 16**APPEAL NO. 25-461****SYOSSET**

MINXIA LIAO: (A) Variance to reconstruct a 37.8 ft. by 57.8 ft. two story dwelling on existing foundation having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (B) Amend Specific Plan as presented for Appeal No. 76-134 and granted by Decision of the Zoning Board of Appeals, dated April 13, 1976.

E/s/o Saturn Ct., 930 ft. S/o Cambria Rd., a/k/a 6 Saturn Court, Syosset, NY

SEC. 12**BLK. 455****LOT 28****ZONE R1-7**

HEARING NO. 17**APPEAL NO. 25-465****SYOSSET**

CHEN NI: (A) Variance to reconstruct a 62.75 ft. by 26 ft. dwelling on partial new and partial existing foundation having less average front yard setback (Sherman Drive), average side/front yard setback (Greenway Drive N.), rear yard setback, roof pitch, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. (B) Variance to erect 6 ft. high vinyl fence exceeding maximum height across front yard (Sherman Drive) than permitted by Ordinance. (C) Variance to allow existing 4 ft. high fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. (D) Amend Specific Plan as presented for Appeal No. 66-245 and granted by Decision of the Zoning Board of Appeals, dated May 19, 1966.

SE/ cor. of Greenway Dr. N. & Sherman Dr., a/k/a 27 ½ Greenway Drive N., Syosset, NY

SEC. 15**BLK. 77****LOT 20****ZONE R1-7**

HEARING NO. 18**APPEAL NO. 25-471****SYOSSET**

KAREN VACCHIO: (A) Variance to construct one story addition and portico having less average side/front yard setback (Anita Avenue) and exceeding maximum building coverage than permitted by Ordinance. (B) Variance to construct one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. (C) Variance to construct driveway having less side yard setback than permitted by Ordinance.

SE/ cor. of Anita Ave. & Horton Pl., a/k/a 29 Anita Avenue, Syosset, NY

SEC. 25**BLK. 21****LOT 7****ZONE R1-7**

HEARING NO. 19**APPEAL NO. 25-474****LOCUST VALLEY**

DARREN SMITH: Variance to construct roof over patio having less side yard setback, aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Winans Pl., 276.26 ft. W/o Baldwin Ave., a/k/a 27 Winans Place, Locust Valley, NY

SEC. 30**BLK. K****LOT 365****ZONE R1-7**

HEARING NO. 20**APPEAL NO. 25-466****EAST NORWICH**

BRUCE KARBAN: (A) Variance to construct garage addition having less average front yard setback (Ridge Rock Lane) than permitted by Ordinance. (B) Variance to construct garage addition and allow existing deck having less average side/front yard setback (Split Oak Drive) than permitted by Ordinance.

NW/ cor. of Ridge Rock Ln. & Split Oak Dr., a/k/a 11 Ridge Rock Lane, East Norwich, NY

SEC. 27**BLK. 49****LOT 15****ZONE R1-1A**

HEARING NO. 21**APPEAL NO. 25-503****EAST NORWICH**

LAUREN D'ANNA: Variance to construct detached garage having less side yard setback and exceeding maximum height than permitted by Ordinance.

SE/ cor. of Mill River Rd. & Woodstock Ct., a/k/a 8 Mill River Road, East Norwich, NY

SEC. 24**BLK. B****LOT 946****ZONE R1-1A**

HEARING NO. HO 1**APPEAL NO. 25-439****MASSAPEQUA**

SUNRISE MASS LLC: (A) Variance to erect 5 ft. by 6.08 ft. drive-thru directional with logo (located near northeast corner of building facing Sunrise Highway) exceeding maximum number of ground signs than permitted by Ordinance. (B) Variance to erect 10 ft. by 9 ft. clearance bar (Lane 1) with drive-thru sign (located near northeast corner of building facing Sunrise Highway) exceeding maximum number of ground signs than permitted by Ordinance. (C) Variance to erect 10 ft. by 9 ft. clearance bar (Lane 2) with drive-thru sign (located near northeast corner of building facing Sunrise Highway) exceeding maximum number of ground signs than permitted by Ordinance. (D) Variance to erect 10.67 ft. by 1 ft. illuminated drive-thru wall sign (located on South side of building facing parking lot) exceeding maximum number of wall signs than permitted by Ordinance. (E) Variance to erect 7.85 ft. by 3.54 ft. illuminated 5-panel menu board (located on North side of building facing Sunrise Highway) exceeding maximum number of ground signs than permitted by Ordinance. (F) Variance to erect 10.67 ft. by 1 ft. illuminated wall sign (located on East side of building facing parking lot) exceeding maximum number of wall signs than permitted by Ordinance. (G) Variance to erect 5 ft. by 5 ft. illuminated siren logo wall sign (located on East side of building facing parking lot) exceeding maximum number of wall signs than permitted by Ordinance.

S/s/o Sunrise Hwy., E/o Carman Mill Rd., a/k/a 5500 Sunrise Highway, Massapequa, NY

SEC. 53**BLK. E****LOT 426****ZONE GB**

HEARING NO. HO 2

APPEAL NO. 25-440

MASSAPEQUA

SUNRISE MASS LLC: (A) Variance to erect 2.2 ft. by 1.25 ft. illuminated thank you sign (located in southwest corner of lot facing parking lot) exceeding maximum number of ground signs than permitted by Ordinance. (B) Variance to erect 2.5 ft. by 3.5 ft. illuminated pre-menu board (located on North side of building facing Sunrise Highway) exceeding maximum number of ground signs than permitted by Ordinance. (C) Variance to erect 10.67 ft. by 1 ft. illuminated wall sign (located on West side of building facing parking lot) exceeding maximum number of wall signs than permitted by Ordinance. (D) Variance to erect 10.25 ft. by 4.67 ft. illuminated canopy and screen (located on North side of building facing Sunrise Highway) exceeding maximum number of ground signs than permitted by Ordinance. (E) Variance to erect 5 ft. by 5 ft. illuminated siren logo wall sign (located on South side of building facing parking lot) exceeding maximum number of wall signs than permitted by Ordinance. (F) Variance to erect 2.2 ft. by 1.25 ft. illuminated drive-thru sign (located on northeast corner of lot facing parking lot) exceeding maximum number of ground signs than permitted by Ordinance. (G) Variance to erect 2.2 ft. by 1.25 ft. illuminated thank you sign (located on southeast corner of lot facing parking lot) exceeding maximum number of ground signs than permitted by Ordinance.

S/s/o Sunrise Hwy., E/o Carman Mill Rd., a/k/a 5500 Sunrise Highway, Massapequa, NY
SEC. 53 BLK. E LOT 426 ZONE GB

FEBRUARY 23, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK