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 *JULY 23, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-154 **MASSAPEQUA PARK**

LISA RICCIO: (A) Variance to allow existing roof over cellar entrance and rear platform exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing roof over cellar entrance having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing roof over cellar entrance, cellar entrance and rear platform having less rear yard setback than permitted by Ordinance.

S/s/o Lourae Dr., 404.94 ft. W/o Carmans Rd., a/k/a 11 Lourae Drive, Massapequa Park, NY
SEC. 48 BLK. 572 LOT 6 ZONE R1-7

HEARING NO. 2

APPEAL NO. 26-129 **MASSAPEQUA**

MANOLO CASTRO: (A) Variance to allow existing roof over portico having less front yard setback than permitted by Ordinance. **(B)** Variance to allow existing outdoor kitchen and fireplace having less rear yard setback than permitted by Ordinance. **(C)** Variance to allow existing 12 ft. by 10 ft. shed, outdoor kitchen and fireplace having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing 12 ft. by 10 ft. shed exceeding maximum height than permitted by Ordinance.

S/s/o Beach St., 230 ft. E/o Roosevelt Blvd., a/k/a 27 Beach Street, Massapequa, NY
SEC. 66 BLK. 104 LOT 96 ZONE R1-10

HEARING NO. 3

APPEAL NO. 26-130 **MASSAPEQUA**

MANOLO CASTRO: (A) Variance to construct second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required.

S/s/o Beach St., 230 ft. E/o Roosevelt Blvd., a/k/a 27 Beach Street, Massapequa, NY
SEC. 66 BLK. 104 LOT 96 ZONE R1-10

HEARING NO. 4

APPEAL NO. 26-148 **MASSAPEQUA**

ROBERT VANNATA: (A) Variance to construct second story addition having less aggregate side yards than permitted by Ordinance. **(B)** Variance to construct second floor addition exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Ontario Ave., W/o Central Ave., a/k/a 87 Ontario Avenue, Massapequa, NY
SEC. 52 BLK. 184 LOT 1314 ZONE R1-7

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HEARING NO. 5

APPEAL NO. 26-137 **SEAFORD**

RAYMOND SACCARO: Variance to allow existing 35.2 ft. by 12.33 ft. one story addition and shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Maywood Dr., 487.71 ft. N/o Kingsberry Rd., a/k/a 4059 Maywood Drive, Seaford, NY
SEC. 52 BLK. 319 LOT 15 ZONE R1-7

HEARING NO. 6

APPEAL NO. 26-134 **FARMINGDALE**

OMAH 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 for the reduction of off-street parking spaces. Reduction of spaces to 1 when 3 parking spaces are required.

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. 7

APPEAL NO. 26-126 **BETHPAGE**

ABDUL MUSALMAN: Variance to construct second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence.

N/s/o Boundary Ave., 156.97 ft. E/o Morris Rd., a/k/a 365 Boundary Avenue, Bethpage, NY
SEC. 49 BLK. 211 LOT 44 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-127 **BETHPAGE**

ABDUL MUSALMAN: (A) Variance to allow existing shed and cellar entrance having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing wood deck 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)** Variance to allow parking within the required front yard.

N/s/o Boundary Ave., 156.97 ft. E/o Morris Rd., a/k/a 365 Boundary Avenue, Bethpage, NY
SEC. 49 BLK. 211 LOT 44 ZONE R1-7

HEARING NO. 9

APPEAL NO. 26-133 **BETHPAGE**

SURYAMEET SINGH: (A) Variance to allow existing alterations to an existing two-family dwelling. **(B)** Variance to allow existing detached garage exceeding maximum building coverage than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 96-01 and granted by Decision of the Zoning Board of Appeals, dated January 18, 1996.

W/s/o 8th St., 180 ft. N/o Sherman Ave., a/k/a 141 8th Street, Bethpage, NY
SEC. 46 BLK. 23 LOT 30 ZONE R1-6

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HEARING NO. 10

APPEAL NO. 26-146 **BETHPAGE**

PARIMAL DATTA: (A) Variance to allow existing roof over patio, platform with steps to grade and wood platform having less average side/front yard setback (10th Street) than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance allow existing roof over patio and shed exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. **(D)** Variance to allow existing 4 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NE/ cor. of Meade Ave. & 10th St., a/k/a 100 Meade Avenue, Bethpage, NY
SEC. 46 BLK. 37 LOT 53 ZONE R1-6

HEARING NO. 11

APPEAL NO. 26-131 **HICKSVILLE**

SADIQ FAIZY: (A) Variance to allow existing front roof-over having less average front yard setback than permitted by Ordinance. **(B)** Variance to allow existing carport having less aggregate side yards than permitted by Ordinance. **(C)** Variance to allow existing two story rear addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(D)** Variance to allow existing front roof-over, carport and two story rear addition exceeding maximum building coverage than permitted by Ordinance. **(E)** Variance to allow existing carport, two story rear addition and first floor additions exceeding maximum gross floor area than permitted by Ordinance. **(F)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Thorman Avenue) than permitted by Ordinance. **(G)** Variance to allow existing 4.83 ft high brick wall with iron fence on top exceeding maximum height across front yard (Thorman Avenue) than permitted by Ordinance.

N/s/o Thorman Ave., 168.40 ft. E/o Foran Pl., a/k/a 56 Thorman Avenue, Hicksville, NY
SEC. 12 BLK. 195 LOT 321 ZONE R1-6

HEARING NO. 12

APPEAL NO. 25-517 **PLAINVIEW**

SIHAI JU: Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Northern Parkway N.) than permitted by Ordinance.

S/s/o Northern Pkwy. N., E/o S. Oaks Blvd., a/k/a 145 Northern Parkway N., Plainview, NY
SEC. 12 BLK. 592 LOT 1 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-138 **PLAINVIEW**

MITESHKUMAR PATEL: (A) Variance to construct second floor addition with cantilever having less side yard setback than permitted by Ordinance. **(B)** Variance to construct second floor addition with cantilever and one story addition having less aggregate side yards and exceeding maximum building coverage than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o Surrey Ln., 159.26 ft. N/o Eileen Ave., a/k/a 32 Surrey Lane, Plainview, NY
SEC. 46 BLK. 528 LOT 10 ZONE R1-7

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HEARING NO. 14

APPEAL NO. 26-143 **PLAINVIEW**

NANYANG JIANG: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance.

W/s/o Lindsay St., 85.5 ft. N/o Barbara Ln., a/k/a 9 Lindsay Street, Plainview, NY
SEC. 13 BLK. 63 LOT 14 ZONE R1-7

HEARING NO. 15

APPEAL NO. 26-152 **PLAINVIEW**

QZONG CHEN: (A) Variance to allow existing one story rear addition with bump-out 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 shed and one story rear addition with bump-out exceeding maximum building coverage than permitted by Ordinance.

N/s/o Garnet Ln., 875.37 ft. W/o Central Park Rd., a/k/a 32 Garnet Lane, Plainview, NY
SEC. 12 BLK. 410 LOT 24 ZONE R1-7

HEARING NO. 16

APPEAL NO. 26-128 **WOODBURY**

ARSHAN LAKHANI: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Woodbury Rd., 240.22 ft. N/o Winthrop Dr., a/k/a 344 Woodbury Road, Woodbury, NY
SEC. 14 BLK. 1 LOT 30 ZONE R1-10

HEARING NO. 17

APPEAL NO. 26-160 **WOODBURY**

BRAD LIEBMAN: Variance to install gas generator having less side yard setback than permitted by Ordinance.

N/s/o East Dr., 246.43 ft. W/o Woodbury Rd., a/k/a 7 East Drive, Woodbury, NY
SEC. 15 BLK. 173 LOT 4 ZONE R1-10

HEARING NO. 18

APPEAL NO. 26-139 **LOCUST VALLEY**

ILIA BERMPERI: (A) Variance to reconstruct a 40.17 ft. by 43.42 ft. dwelling on partial new and partial existing foundation having less average front yard setback (13th Street), average side/front yard setback (Cross Street), and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 2 parking spaces are required. **(C)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (13th Street), side/front yard (Cross Street) and within 30 ft. of intersection than permitted by Ordinance. **(D)** Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Cross St. & 13th St., a/k/a 86 Cross Street, Locust Valley, NY
SEC. 30 BLK. 16 LOT 101 ZONE R1-6

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HEARING NO. 19

APPEAL NO. 26-141 **LOCUST VALLEY**

RICHARD & KATIE INGUANTA: (A) Variance to reconstruct a 71 ft. by 24.3 ft. dwelling on partial new and partial existing foundation and porch having less average side/front yard setback (Katherine Street), exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Church Street) than permitted by Ordinance. **(C)** Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

S/so Katherine St., E/o Church St., a/k/a 53 Katherine Street, Locust Valley, NY
SEC. 30 BLK. 13 LOT 26 ZONE R1-6

HEARING NO. 20

APPEAL NO. 26-142 **LOCUST VALLEY**

PAUL COSTELLO: (A) Variance to allow existing 4 ft. high PVC fence and 4 ft. high wooden fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. **(B)** Variance for the reduction of off-street parking. Reduction of spaces to 1 when 2 parking spaces are required. **(C)** Variance to allow parking in front yard.

NW/ cor. of 15th St. & West End Ave., a/k/a 9 15th Street, Locust Valley, NY
SEC. 30 BLK. 10 LOT 4 ZONE R1-6

HEARING NO. 21

APPEAL NO. 26-187 **OYSTER BAY**

THOMAS WHELAN: (A) Variance to allow existing second floor addition having less side yard setback and exceeding maximum height setback ratio for side yard (North) than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing shed having less side yard setback and exceeding maximum height than permitted by Ordinance. **(C)** Variance to allow existing air conditioning units having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance.

E/s/o Summers St., 430 ft. S/o Berry Hill Rd., a/k/a 47 Summers Street, Oyster Bay, NY
SEC. 27 BLK. 7 LOT 69 ZONE R1-6/OB

JULY 13, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK