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 *AUGUST 6, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 01-459 - *AMENDMENT* **MASSAPEQUA**

JENNIFER & KEVIN BRAGG: (A) Amend Decision of Zoning Board of Appeals, dated October 4, 2001 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 Michigan Avenue, 160 ft. E/o Central Avenue, a/k/a 97 Michigan Ave., Massapequa, NY
SEC. 52 BLK. 160 LOT 31 ZONE R1-7

HEARING NO. 2

APPEAL NO. 26-112 **MASSAPEQUA**

CHERYL HALL: (A) Variance to construct second floor wrap-around balcony and allow existing first floor deck having less side yard setback than permitted by Ordinance. **(B)** Variance to construct second floor wrap-around balcony, second floor addition, allow existing first floor deck and bar having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to construct second floor wrap-around balcony, second floor addition and gazebo exceeding maximum building coverage and gross floor area than permitted by Ordinance. **(D)** Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. **(E)** Variance to erect 4 ft. high pool fence having less setback from pool than permitted by Ordinance. **(F)** Amend Specific Plan as presented for Appeal No. 13-93 and granted by Decision of the Zoning Board of Appeals, dated March 21, 2013.

W/s/o Division Ave., S/o Jomarr Pl., a/k/a 2 Division Avenue, Massapequa, NY
SEC. 65 BLK. 135 LOT 531 ZONE R1-7

HEARING NO. 3

APPEAL NO. 26-159 **MASSAPEQUA**

ZAFAR IQBAL: (A) Variance to allow existing cellar entrance having less side yard setback than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 25-57 and granted by Decision of the Zoning Board of Appeals, dated June 5, 2025.

W/s/o Park Ln., 180 ft. S/o Massachusetts Ave., a/k/a 158 Park Lane, Massapequa, NY
SEC. 48 BLK. 394 LOT 41 ZONE R1-7

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HEARING NO. 4

APPEAL NO. 26-163 **MASSAPEQUA**

TARA FORTUNE: (A) Variance to construct one story addition having less average side/front yard setback (Seaview Avenue) than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct one story addition and allow existing pergola exceeding maximum gross floor area than permitted by Ordinance.

SE/ cor. of Lincoln Ave. & Seaview Ave., a/k/a 51 Lincoln Avenue, Massapequa, NY
SEC. 57 BLK. 25 LOT 13 ZONE R1-7

HEARING NO. 5

APPEAL NO. 26-220 **MASSAPEQUA**

DAN MORIARTY: (A) Variance to reconstruct a 42.2 ft. by 36.9 ft. dwelling on partial new and partial existing foundation, rear wood deck and front portico having less side yard setback, aggregates side yards, exceeding maximum height, building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct egress well having less side yard setback than permitted by Ordinance. **(C)** Variance to construct driveway having less side yard setback than permitted by Ordinance.

N/s/o Euclid Ave., 270.33 ft. W/o Parkside Blvd., a/k/a 169 Euclid Avenue, Massapequa, NY
SEC. 48 BLK. 124 LOT 1312 ZONE R1-7

HEARING NO. 6

APPEAL NO. 26-221 **MASSAPEQUA**

SANZA PROPERTY LLC: Variance to erect 6 ft. high PVC fence exceeding maximum height across side/front yard (Bayview Avenue) and within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of Bayview Ave. & Baldwin Ave., a/k/a 81 Bayview Avenue, Massapequa, NY
SEC. 65 BLK. 114 LOT 1857 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-176 **NORTH MASSAPEQUA**

VENKATESHAR RAJASRI: Variance to allow existing pool equipment having less rear yard setback than permitted by Ordinance.

N/s/o N. Idaho Ave., 100 ft. E/o N. Bay Dr., a/k/a 227 N. Idaho Avenue, North Massapequa, NY
SEC. 52 BLK. 4 LOT 76 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-180 **NORTH MASSAPEQUA**

MATT TIERNEY: (A) Variance to allow existing 9 ft. by 5.5 ft. attached shed exceeding maximum building coverage, having less side yard setback and aggregate side yards than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o N. Suffolk Ave., E/o Kings Ave., a/k/a 565 N. Suffolk Avenue, North Massapequa, NY
SEC. 52 BLK. 329 LOT 9 ZONE R1-7

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HEARING NO. 9

APPEAL NO. 26-171 **FARMINGDALE**

SUZANNE MESSEMER: Variance to construct first floor addition having less side yard setback and rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Rhonda Ln., 70.37 ft. W/o High St., a/k/a 7 Rhonda Lane, Farmingdale, NY
SEC. 49 BLK. 21 LOT 141 ZONE R1-7

HEARING NO. 10

APPEAL NO. 08-26 - *AMENDMENT* **BETHPAGE**

MICHELE HICKEY: (A) Amend Decision of Zoning Board of Appeals, dated March 13, 2008 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.

NE/cor. of Spruce Ave. & Evergreen Ave., a/k/a 44 Spruce Ave., Bethpage, NY
SEC. 46 BLK. 167 LOT 422 ZONE R1-7

HEARING NO. 11

APPEAL NO. 26-175 **BETHPAGE**

DAVID LABUE: (A) Variance to construct rear one story addition, two story addition, second story addition, rear roof-over and front roof-over having less side yard setback than permitted by Ordinance. **(B)** Variance to construct rear one story addition, two story addition, second story addition and rear roof-over having less aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance. **(C)** Variance to construct rear one story addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(D)** Variance to construct rear one story addition, two story addition, rear roof-over and front roof-over exceeding maximum building coverage than permitted by Ordinance. **(E)** Variance to install air conditioning unit and allow existing air conditioning unit having less side yard setback than permitted by Ordinance.

S/s/o Normandy Dr.,154 ft. E/o Phyllis Dr a/k/a 17 Normandy Drive, Bethpage, NY
SEC. 49 BLK. 194 LOT 5 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-182 **BETHPAGE**

WALTER ZEVALLOS: (A) Variance to allow existing rear enclosed porch having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard than permitted by Ordinance. **(C)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

S/s/o Roosevelt Dr., E/o Byron St., a/k/a 49 Roosevelt Drive, Bethpage, NY
SEC. 46 BLK. 255 LOT 71 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-161 **HICKSVILLE**

MELISSA SALERNO: (A) Variance to allow existing covered side paver platform with steps and metal awning exceeding maximum gross floor area than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high wood fence exceeding maximum height across front yard than permitted by Ordinance.

N/s/o W. Carl St., 409.83 ft. W/o Broadway, a/k/a 36 W. Carl Street, Hicksville, NY
SEC. 11 BLK. 291 LOT 226 ZONE HD-II

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HEARING NO. 14

APPEAL NO. 26-167 **HICKSVILLE**

FT DEVELOPMENT LLC: Variance to reconstruct a 48 ft. by 40 ft. dwelling on partial new and partial existing foundation having less average front yard setback, side yard setback, aggregates side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Friendly Rd., 725.58 ft. N/o Spindle Rd., a/k/a 48 Friendly Road, Hicksville, NY
SEC. 45 BLK. 296 LOT 12 ZONE R1-7

HEARING NO. 15

APPEAL NO. 26-177 **HICKSVILLE**

ALICE THOMAS: (A) Variance to allow 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 Howard St., 361.89 ft. E/o Park Ave., a/k/a 9 Howard Street, Hicksville, NY
SEC. 12 BLK. 62 LOT 46 ZONE R1-6

HEARING NO. 16

APPEAL NO. 26-170 **PLAINVIEW**

MAURY FLAX: (A) Variance to construct garage having less side yard setback and aggregate side yards than permitted by Ordinance. **(B)** Variance to allow existing shed 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 construct garage, cabana and allow existing shed exceeding maximum building coverage than permitted by Ordinance. **(E)** Variance to construct three-piece bathroom in cabana with basement.

E/s/o Colgate Dr., 1021 ft. N/o Harvard Dr., a/k/a 46 Colgate Drive, Plainview, NY
SEC. 13 BLK. 92 LOT 28 ZONE R1-20

HEARING NO. 17

APPEAL NO. 26-179 **PLAINVIEW**

MORGAN FROHMAN: (A) Variance to allow existing raised patio having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing raised patio and swimming pool having less rear yard setback than permitted by Ordinance.

E/s/o Pearl Dr., 127.75 ft. S/o Garnet Ln., a/k/a 16 Pearl Drive, Plainview, NY
SEC. 12 BLK. 411 LOT 17 ZONE R1-7

HEARING NO. 18

APPEAL NO. 26-202 **PLAINVIEW**

ERIC MICHAEL WAHRBURG: (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to construct one story rear addition and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

E/s/o Terry Ln., 265 ft. N/o E. Margaret Dr., a/k/a 10 Terry Lane, Plainview, NY
SEC. 46 BLK. 567 LOT 19 ZONE R1-7

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HEARING NO. 19

APPEAL NO. 26-168 **WOODBURY**

210 TZ PROPERTY, LLC: Variance to install canopy having less front yard setback than permitted by Ordinance.

N/s/o Crossways Park Dr., 1162 ft. S/o Crossways Park Dr. W., a/k/a 210 Crossways Park Drive, Woodbury, NY
SEC. 15 BLK. 184 LOT 42 ZONE LI

HEARING NO. 20

APPEAL NO. 26-181 **SYOSSET**

ADAM FEINBERG: (A) Variance to construct second floor addition having less aggregate side yards and exceeding maximum gross floor area than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 15-102 and granted by Decision of the Zoning Board of Appeals, dated April 9, 2015.

N/s/o Calvin Ave., 501.56 ft. W/o Berry Hill Rd., a/k/a 22 Calvin Avenue, Syosset, NY
SEC. 25 BLK. 53 LOT 59 ZONE R1-10

HEARING NO. 21

APPEAL NO. 26-190 **GLEN HEAD**

JOHN ISGRO: (A) Variance to construct two story addition and balcony exceeding maximum gross floor area than permitted by Ordinance. **(B)** Variance to allow existing 10.15 ft. by 6.19 ft. shed and 8.2 ft. by 7.92 ft. shed having less side yard setback than permitted by Ordinance.

NE/ cor. of Glenwood Rd. & William St., a/k/a 40 Glenwood Road, Glen Head, NY
SEC. 21 BLK. 12 LOT 27 ZONE R1-7

HEARING NO. 22

APPEAL NO. 26-165 **LOCUST VALLEY**

RICHARD & JENNIFER WERLE: Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Bayville Rd., 704.8 ft. S/o Feeks Ln., a/k/a 72 Bayville Road, Locust Valley, NY
SEC. 29 BLK. M LOT 309 ZONE R1-10

HEARING NO. 23

APPEAL NO. 26-191 **EAST NORWICH**

JOSEPH GRIMALDI: (A) Variance to allow existing detached garage with attached roof over having less rear yard setback than permitted by Ordinance. **(B)** Variance to construct one story addition and allow existing detached garage with attached roof over exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Walnut Ave., 192 ft. E/o Muttontown Ln., a/k/a 63 Walnut Avenue, East Norwich, NY
SEC. 16 BLK. 3 LOT 4 ZONE R1-7

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HEARING NO. 24

APPEAL NO. 26-230 **OYSTER BAY**

MEGAN JAKOB: **(A)** Variance to construct enclosed porch having less average front yard setback (Florence Avenue) than permitted by Ordinance. **(B)** Variance to construct two story addition and roof-over platform with steps to grade having less average side/front yard setback (Melbourne Street) than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to construct two story addition, patio and enclosed porch exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to construct two story addition and enclosed porch exceeding maximum gross floor area than permitted by Ordinance.

SW/ cor. of Florence Ave. & Melbourne St., a/k/a 55 Florence Avenue, Oyster Bay, NY
SEC. 27 BLK. 34 LOT 55 ZONE R1-6/OB

HEARING NO. HO 1

APPEAL NO. 25-516 **PLAINVIEW**

CHANDRA SHAKER KOTTA: **(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 rear yard setback and exceeding maximum building coverage than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 77-215 and granted by Decision of the Zoning Board of Appeals, dated July 6, 1977.

W/s/o Belmont Ave., 566.8 ft. S/o Susan Ct., a/k/a 1 Belmont Avenue, Plainview, NY
SEC. 46 BLK. 147 LOT 194 ZONE R1-7

JULY 27, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK