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

****

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 20, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-147 **MASSAPEQUA**

THOMAS ALBANO: Variance to construct one story addition having less aggregate side yards and exceeding maximum building coverage than permitted by Ordinance.

N/s/o Oxford Rd., 505.04 ft. E/o Polo Rd., a/k/a 12 Oxford Road, Massapequa, NY
SEC. 57 BLK. 229 LOT 10 ZONE R1-7

HEARING NO. 2

APPEAL NO. 26-158 **MASSAPEQUA**

KYLE HALPERIN: (A) Variance to install generator having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing shed having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

E/s/o E. Shore Dr., 940 ft. S/o Peconic Dr. S., a/k/a 318 E. Shore Drive, Massapequa, NY
SEC. 66 BLK. 64 LOT 36 ZONE R1-10

HEARING NO. 3

APPEAL NO. 26-227 **MASSAPEQUA**

MATTHEW GRAY: (A) Variance to construct one story addition having less average front 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.

N/s/o New Hampshire Ave., 605 ft. W/o Central Ave., a/k/a 89 New Hampshire Ave., Massapequa, NY
SEC. 52 BLK. 183 LOT 1 ZONE R1-7

HEARING NO. 4

APPEAL NO. 71-509 - *AMENDMENT* **NORTH MASSAPEQUA**

MICHELLE DANIELL: (A) Amend Decision of Zoning Board of Appeals, dated January 20, 1972 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.

S/s/o N. Wyoming Ave., 60 ft. E/o N. Baldwin Dr., a/k/a 334 N. Wyoming Avenue, North Massapequa, NY
SEC. 52 BLK. 38 LOT 4 ZONE R1-7

- continued on next page -

HEARING NO. 5

APPEAL NO. 22-184- *AMENDMENT* **NORTH MASSAPEQUA**

THOMAS & DANIELLE PLATZ: Amend Specific Plan as presented for Appeal No. 22-184 and granted by Decision of the Zoning Board of Appeals, dated June 16, 2022, for the submittal of revised plans.

S/s/o N. Iowa Ave., 100 ft. E/o N. Central Dr., a/k/a 274 N. Iowa Avenue, North Massapequa, NY
SEC. 52 BLK. 20 LOT 58 ZONE R1-7

HEARING NO. 6

APPEAL NO. 26-186 **NORTH MASSAPEQUA**

HOWARD DONG: (A) Special Use Permit to allow a two-family dwelling. **(B)** Variance to allow a two-family dwelling having less lot area and habitable area than permitted by Ordinance.

NW/ cor. of N. Chestnut St. & N. Bay Ave., a/k/a 217 N. Chestnut Street, North Massapequa, NY
SEC. 52 BLK. 100 LOT 49 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-196 **NORTH MASSAPEQUA**

TIMOTHY & DIANE HOGAN: (A) Variance to allow existing 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.

SE/ cor. of Walnut Pl. & N. Queens Ave., a/k/a 8 Walnut Place, North Massapequa, NY
SEC. 52 BLK. 478 LOT 1 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-240 **NORTH MASSAPEQUA**

TIMOTHY & DIANE HOGAN: (A) Variance to allow existing oil tank having less front yard setback (N. Queens Avenue) than permitted by Ordinance. **(B)** Variance to allow existing 8.2 ft. by 10.3 ft. shed having less side/front yard setback (Walnut Place), rear yard setback and exceeding maximum height than permitted by Ordinance. **(C)** Variance to allow existing 3 ft. by 14.65 ft. shed having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing deck with steps to grade having less side yard setback than permitted by Ordinance. **(E)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Walnut Place) and front yard (N. Queens Avenue) than permitted by Ordinance.

SE/ cor. of Walnut Pl. & N. Queens Ave., a/k/a 8 Walnut Place, North Massapequa, NY
SEC. 52 BLK. 478 LOT 1 ZONE R1-7

HEARING NO. 9

APPEAL NO. 26-188 **FARMINGDALE**

MICHAEL MONDIELLO: (A) Variance to allow existing alterations to a two-family dwelling. **(B)** Variance to erect 6 ft. high PVC fence exceeding maximum height across front yards (Birch Avenue & Main Street) and within 30 ft. of intersection than permitted by Ordinance. **(C)** Variance to allow parking in the required front yard. **(D)** Amend Specific Plan as presented for Appeal No. 65-198 and granted by Decision of the Zoning Board of Appeals, dated August 7, 1965.

SE/ cor. of Birch Ave. & Main St., a/k/a 202 Birch Avenue, Farmingdale, NY
SEC. 49 BLK. 160 LOT 36 ZONE R1-7

- continued on next page -

HEARING NO. 10

APPEAL NO. 26-194 **FARMINGDALE**

INTERPAL AHUJA: (A) Variance to allow the expansion of a non-conforming two-family dwelling. **(B)** Amend Specific Plan as presented for Appeal No. 97-235 and granted by Decision of the Zoning Board of Appeals, dated June 12, 1997.

NW/ cor. of Walnut Ave. & Oak St., a/k/a 9 Walnut Avenue, Farmingdale, NY
SEC. 49 BLK. 28 LOT 128 ZONE R1-7

HEARING NO. 11

APPEAL NO. 26-172 **BETHPAGE**

NEELKUMAR PATEL: (A) Variance to allow existing 8.4 ft. by 8.8 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing cellar entrance having less front yard setback than permitted by Ordinance. **(C)** Variance to erect 6 ft. high vinyl fence exceeding maximum height across front yard (Wilson Lane) and within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of S. Windhurst Ave. & Wilson Ln., a/k/a 75 S. Windhurst Avenue, Bethpage, NY
SEC. 49 BLK. 25 LOT 106 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-197 **BETHPAGE**

SIMARJEEV JOLLY: (A) Variance to allow existing driveway having less rear yard setback than permitted by Ordinance. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 1 when 2 parking spaces are required.

NW/ cor. of Phyllis Dr. & Dennis Ln., a/k/a 32 Phyllis Drive, Bethpage, NY
SEC. 49 BLK. 196 LOT 17 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-209 **BETHPAGE**

MARY NGUYEN: (A) Variance to allow the expansion of a non-conforming two-family dwelling. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 4 parking spaces are required. **(C)** Variance to allow existing 5.4 ft. by 7.7 ft. shed having less side yard setback than permitted by Ordinance.

N/s/o Harrison Ave., 664.63 ft. E/o Hicksville Rd., a/k/a 206 Harrison Avenue, Bethpage, NY
SEC. 46 BLK. 627 LOT 12 ZONE R1-6

HEARING NO. 14

APPEAL NO. 24-205- *AMENDMENT* **HICKSVILLE**

SONIA VERA: Amend Specific Plan as presented for Appeal No. 24-205 and granted by Decision of the Zoning Board of Appeals, dated August 8, 2024, for the submittal of revised plans.

N/s/o Georgia St., 341.07 ft. W/o Burns Ave., a/k/a 17 Georgia Street, Hicksville, NY
SEC. 11 BLK. 366 LOT 25 ZONE R1-7

- continued on next page -

HEARING NO. 15

APPEAL NO. 26-198 **OLD BETHPAGE**

CHRISTOPHER & MARY SCIBILIA: **(A)** Variance to construct cabana exceeding maximum height than permitted by Ordinance. **(B)** Variance to allow bathroom in proposed cabana. **(C)** Variance to construct cabana and rear roof-over exceeding maximum building coverage and gross floor area than permitted by Ordinance. **(D)** Variance to construct game court having less side yard setback and aggregate side yards than permitted by Ordinance. **(E)** Variance to install putting green having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Serpentine Ln., 171.20 ft. E/o Point of Woods Rd., a/k/a 8 Serpentine Lane, Old Bethpage, NY
SEC. 47 BLK. 114 LOT 25 ZONE R1-10

HEARING NO. 16

APPEAL NO. 26-237 **PLAINVIEW**

GURJIT SINGH: **(A)** Variance to construct second story addition and portico having less average front yard setback than permitted by Ordinance. **(B)** Variance to allow existing pool equipment having less side yard setback and front yard setback than permitted by Ordinance. **(C)** Variance to allow existing shed having less side yard setback than permitted by Ordinance.

N/s/o Northern Pkwy E., 632.14 ft. W/o Central Park Rd., a/k/a 20 Northern Pkwy. E., Plainview, NY
SEC. 12 BLK. 564 LOT 126 ZONE R1-7

HEARING NO. 17

APPEAL NO. 26-178 **WOODBURY**

CARDWORKS SERVICING, LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 265 when 345 parking spaces are required.

SW/ cor. of Crossways Park Dr. W. & Crossways Park Dr., a/k/a 101 Crossways Park Dr. W., Woodbury, NY
SEC. 15 BLK. 183 LOT 43 ZONE LI

HEARING NO. 18

APPEAL NO. 26-203 **WOODBURY**

MAX HOME DEVELOPERS LTD: Variance to construct new dwelling having less front yard setback (Gloria Drive) and exceeding maximum gross floor area than permitted by Ordinance; also encroachment of eaves and gutters. **PARCEL B**

N/s/o Woodbury Rd., W/o Gloria Dr., a/k/a 863 Woodbury Road, Woodbury, NY
SEC. 15 BLK. 173 LOT 16 ZONE R1-10

HEARING NO. 19

APPEAL NO. 26-192 **JERICHO**

BHATIA NEENA: **(A)** Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across front yards (Seaman Road & Jericho Turnpike) than permitted by Ordinance. **(B)** Variance to allow existing pergolas having less front yard setback and side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to allow existing roof over cellar entrance having less average front yard setback (Jericho Turnpike) than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 95-278 and granted by Decision of the Zoning Board of Appeals, dated August 3, 1995.

SE/ cor. of Simpson St. & Jericho Tpke., a/k/a 101 Simpson Street, Jericho, NY
SEC. 11 BLK. 354 LOT 17 ZONE R1-10

- continued on next page -

HEARING NO. 20

APPEAL NO. 26-189 **GLEN HEAD**

REZA ZARNEGAR: (A) Variance to allow existing hockey court having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Huron St., 411.12 ft. N/o Waverly St., a/k/a 34 Huron Street, Glen Head, NY
SEC. 21 BLK. 217 LOT 605 ZONE R1-7

HEARING NO. 21

APPEAL NO. 94-347- *AMENDMENT* **LOCUST VALLEY**

TED KAROUSOS: Amend Specific Plan as presented for Appeal No. 94-347 and granted by Decision of the Zoning Board of Appeals, dated September 1, 1994, to construct second story rear addition.

E/s/o Baldwin Ave., 781.44 ft. S/o Ryefield Rd., a/k/a 114 Baldwin Avenue, Locust Valley, NY
SEC. 30 BLK. M LOT 152 ZONE R1-7

HEARING NO. 22

APPEAL NO. 26-212 **LOCUST VALLEY**

ROBERT & COLLEEN STEIN: Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Winans Pl., 222 ft. W/o Baldwin Ave., a/k/a 20 Winans Place, Locust Valley, NY
SEC. 30 BLK. K LOT 102 ZONE R1-7

HEARING NO. HO 1

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

AUGUST 10, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK