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 *SEPTEMBER 10, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-183 **MASSAPEQUA PARK**

TRIFECTA WELLNESS LLC: Variance for the reduction of off-street parking spaces. Reduction of spaces to 76 when 95 parking spaces are required.

NE/ cor. of Sunrise Hwy. & E. Chestnut St., a/k/a 6100 Sunrise Highway, Massapequa Park, NY
SEC. 53 BLK. 27 LOT 221 ZONE LI

HEARING NO. 2

APPEAL NO. 26-118 **MASSAPEQUA**

ROBERT MANNINO: (A) Variance to construct rear two story and one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct rear two story addition, one story addition and shed exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to construct rear two story and one story additions exceeding maximum gross floor area than permitted by Ordinance. **(D)** Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance. **(E)** Amend Specific Plan as presented for Appeal No. 11-251 and granted by Decision of the Zoning Board of Appeals, dated June 16, 2011.

N/s/o Michigan Ave., 165.66 ft. E/o Seaford Ave., a/k/a 15 Michigan Avenue, Massapequa, NY
SEC. 52 BLK. 246 LOT 1316 ZONE R1-7

HEARING NO. 3

APPEAL NO. 26-210 **FARMINGDALE**

ADNAN SIDDIQUI: (A) Variance to allow existing 9.8 ft. by 7.7 ft. shed, 8 ft. by 6.8 ft. shed and gazebo having less front yard setback (Lois Lane) than permitted by Ordinance. **(B)** Variance to allow existing 9.8 ft. by 7.7 ft. shed and 8 ft. by 6.8 ft. shed having less front yard setback (Joseph Lane) than permitted by Ordinance. **(C)** Variance to allow existing gazebo and one story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(D)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Lois Lane) and front yard (Joseph Lane) than permitted by Ordinance. **(E)** Variance to allow existing 4 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Carman Rd. & Joseph Ln., a/k/a 500 Carman Road, Farmingdale, NY
SEC. 48 BLK. 554 LOT 10 ZONE R1-7

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HEARING NO. 4

APPEAL NO. 26-211 **FARMINGDALE**

ADNAN SIDDIQUI: (A) Special Use Permit to install a home business (Acupuncturist) in a one-family dwelling. **(B)** Variance to propose a home business exceeding maximum gross floor area of the dwelling than permitted by Ordinance. **(C)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 4 parking spaces are required.

NW/ cor. of Carman Rd. & Joseph Ln., a/k/a 500 Carman Road, Farmingdale, NY
SEC. 48 BLK. 554 LOT 10 ZONE R1-7

HEARING NO. 5

APPEAL NO. 26-215 **BETHPAGE**

JEANETTE FREED: (A) Variance to construct second floor addition having less average front yard setback, side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct second floor addition and second floor deck exceeding maximum building coverage and gross floor area than permitted by Ordinance. **(C)** Variance to allow existing air conditioning units having less side yard setback than permitted by Ordinance. **(D)** Variance to construct driveway having less side yard setback than permitted by Ordinance. **(E)** Amend Specific Plan as presented for Appeal No. 63-308 and granted by Decision of the Zoning Board of Appeals, dated July 11, 1963.

S/s/o Avoca Ave., 120 ft. E/o Mack Pl., a/k/a 4010 Avoca Avenue, Bethpage, NY
SEC. 46 BLK. 481 LOT 3 ZONE R1-7

HEARING NO. 6

APPEAL NO. 24-133 **HICKSVILLE**

DR. NILESH SONI: Variance for the reduction of off-street parking spaces. Reduction of spaces to 14 when 45 parking spaces are required.

SE/ cor. of Broadway & E. Cherry St., a/k/a 153 Broadway, Hicksville, NY
SEC. 12 BLK. 225 LOT 1 ZONE GB

HEARING NO. 7

APPEAL NO. 26-224 **HICKSVILLE**

JOYAL GONSALVES: (A) Variance to construct second floor addition 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; also encroachment of eaves and gutters.

N/s/o Maglie Dr., 360 ft. W/o Dean St., a/k/a 23 Maglie Drive, Hicksville, NY
SEC. 46 BLK. 580 LOT 7 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-228 **HICKSVILLE**

KULWANT DEOL: Variance to construct detached garage exceeding maximum building coverage than permitted by Ordinance.

S/s/o Violet Ave., 481.14 ft. E/o Mabel St., a/k/a 30 Violet Avenue, Hicksville, NY
SEC. 12 BLK. 291 LOT 11 ZONE R1-7

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HEARING NO. 9

APPEAL NO. 26-217 **OLD BETHPAGE**

BARRY CARO: Variance to construct screen porch, one story addition, two story addition and covered patio exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o Melbourne Ln., 822.80 ft. W/o Round Swamp Rd., a/k/a 16 Melbourne Lane, Old Bethpage, NY
SEC. 47 BLK. 75 LOT 25 ZONE R1-10

HEARING NO. 10

APPEAL NO. 26-205 **PLAINVIEW**

DORIS KASON: (A) Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to construct 20.2 ft. by 10.3 ft. one story addition and allow existing shed exceeding maximum building coverage than permitted by Ordinance.

W/s/o Grace St., 330 ft. N/o Mark Pl., a/k/a 119 Grace Street, Plainview, NY
SEC. 12 BLK. 492 LOT 26 ZONE R1-7

HEARING NO. 11

APPEAL NO. 26-222 **PLAINVIEW**

KAREN KLEMM: Variance to allow existing attached shed having less side yard setback and aggregate side yards than permitted by Ordinance.

E/s/o Knickerbocker Rd. W., 590.21 ft. S/o Woodwaye Rd., a/k/a 122 Knickerbocker Rd. W., Plainview, NY
SEC. 12 BLK. 341 LOT 9 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-169 **WOODBURY**

VINCENT VESCOVA: (A) Variance to construct l-shaped one story addition, 9.77 ft. by 14.08 ft. one story addition and deck with partial roof over having less rear yard setback than permitted by Ordinance. **(B)** Variance to construct driveway retaining walls exceeding maximum height in required front yard than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 20-328 and granted by Decision of the Zoning Board of Appeals, dated September 3, 2020.

N/s/o Harvard Dr., 1709.64 ft. W/o Plainview Rd., a/k/a 40 Harvard Drive, Woodbury, NY
SEC. 13 BLK. 102 LOT 19 ZONE R1-20

HEARING NO. 13

APPEAL NO. 26-157 **JERICHO**

TEN DASH TWENTY LLC: (A) Variance to erect 49.6 ft. by 2.5 ft. illuminated wall sign (located on North side of building facing Jericho Turnpike) exceeding maximum number of signs than permitted by Ordinance. **(B)** Variance to erect 7 ft. by 5 ft. illuminated wall sign (located on North side of building facing Jericho Turnpike) exceeding maximum number of signs than permitted by Ordinance. **(C)** Variance to erect 16.4 ft. by 1.5 ft. illuminated wall sign (located on North side of building facing Jericho Turnpike) exceeding maximum number of signs than permitted by Ordinance. **(D)** Variance to erect 49.6 ft. by 2.5 ft. illuminated wall sign (located on West side of building facing Brush Hollow Road) exceeding maximum number of signs than permitted by Ordinance. **(E)** Variance to erect 10 ft. by 5 ft. illuminated ground sign (located on South side of lot along Cantiague Rock Road) exceeding maximum sign area than permitted by Ordinance. **(F)** Variance to erect 10 ft. by 5 ft. illuminated ground sign (located on North side of lot along Jericho Turnpike) exceeding maximum sign area than permitted by Ordinance.

S/s/o Jericho Tpke., 200 ft. E/o Brush Hollow Rd., a/k/a 125 Jericho Turnpike, Jericho, NY
SEC. 11 BLK. 478 LOT 44 ZONE LI

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HEARING NO. 14

APPEAL NO. 26-213 **JERICHO**

SUNRISE ENTERPRISES LLC: **(A)** Variance to erect 16.5 ft. by 2.2 ft. illuminated wall sign (located on South side of building) exceeding maximum number of signs than permitted by Ordinance. **(B)** Variance to erect 16.5 ft. by 2.2 ft. illuminated wall sign (located on West side of building) exceeding maximum number of signs than permitted by Ordinance.

SW/ cor. of Sunrise Hwy. & Louden St., a/k/a 6257 Sunrise Highway, Massapequa, NY
SEC. 53 BLK. 23 LOT 387 ZONE NB

HEARING NO. 15

APPEAL NO. 26-258 **SYOSSET**

MADISON ALBERT: **(A)** Variance to construct second floor addition, walk-out bay and roof over patio having less front yard setback than permitted by Ordinance. **(B)** Variance to construct second floor addition having less aggregate side yards than permitted by Ordinance.

N/s/o Miller Blvd., W/o Edward Ln., a/k/a 47 Miller Boulevard, Syosset, NY
SEC. 15 BLK. 103 LOT 23 ZONE R1-7

HEARING NO. 16

APPEAL NO. 26-229 **EAST NORWICH**

TAMMY WILSON: **(A)** Variance to construct one story addition having less rear yard setback than permitted by Ordinance. **(B)** Variance to construct second story addition having less front yard setback than permitted by Ordinance. **(C)** Variance to construct portico, one story addition and second story addition exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to construct one story addition and second story addition exceeding maximum gross floor area than permitted by Ordinance.

S/s/o Hawthorne Rd., 182.88 ft. W/o Martling St., a/k/a 80 Hawthorne Road, East Norwich, NY
SEC. 24 BLK. 7 LOT 2 ZONE R1-7

HEARING NO. 17

APPEAL NO. 26-200 **OYSTER BAY**

ALTHEA LINDSAY: **(A)** Variance to allow existing two story dwelling with rear one story addition having less rear yard setback, roof pitch and exceeding maximum rear height setback ratio 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.

E/s/o Hill Dr., 365.30 ft. N/o Wood Dr., a/k/a 21 Hill Drive, Oyster Bay, NY
SEC. 27 BLK. 59 LOT 53 ZONE R1-6/OB

HEARING NO. 18

APPEAL NO. 26-206 **OYSTER BAY**

THE OYSTER BAY CAT FOUNDATION, LTD: **(A)** Variance to re-instate non-conforming use. **(B)** Variance to install outdoor runs, pens or other facilities used for boarding animals having less setback than permitted by Ordinance. **(C)** Variance to install access driveways serving non-residence use having less width than permitted by Ordinance. **(D)** Variance to install parallel parking space along the southeast corner of property having two-way vehicular traffic access. **(E)** Variance to install off-street parking and loading facilities having less setback than permitted by Ordinance. **(F)** Variance for the reduction of loading spaces. Reduction of loading spaces to 0 when 1 load space is required. **(G)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 8 when 21 parking spaces are required.

N/s/o Hamilton Ave. 379.28 ft. W/o South St., a/k/a 34 Hamilton Avenue, Oyster Bay, NY
SEC. 27 BLK. A LOT 37 ZONE LI

AUGUST 31, 2026
BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK