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 24, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-232 **MASSAPEQUA PARK**

ALLISON PULIZZI: (A) Variance to allow existing 7.9 ft. by 5.9 ft. shed having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing 11.4 ft. by 8.1 ft. shed having less rear yard setback than permitted by Ordinance.

E/s/o Eastgate Rd., N/o Front St., a/k/a 25 Eastgate Road, Massapequa Park, NY
SEC. 48 BLK. 557 LOT 11 ZONE R1-6

HEARING NO. 2

APPEAL NO. 26-242 **MASSAPEQUA**

GIUSEPPE PIERNO: (A) Variance to construct second floor addition and front roofed over porch having less average front yard setback (Stillwater Avenue) than permitted by Ordinance. **(B)** Variance to construct first floor addition having less average side/front yard setback (South Bay Drive) than permitted by Ordinance. **(C)** Variance to construct second floor addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(D)** Variance to allow existing gas barbeque having less side/front yard setback (South Bay Drive) than permitted by Ordinance. **(E)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (South Bay Drive) than permitted by Ordinance. **(F)** Amend Specific Plan as presented for Appeal No. 11-23 and granted by Decision of the Zoning Board of Appeals, dated January 27, 2011.

SE/ cor. of Stillwater Ave. & S. Bay Dr., a/k/a 22 Stillwater Avenue, Massapequa, NY
SEC. 66 BLK. 88 LOT 69 ZONE R1-10

HEARING NO. 3

APPEAL NO. 26-289 **MASSAPEQUA**

NAN TOELSTEDT: (A) Variance to allow existing wood deck with roof over having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Massachusetts Avenue) and within 30 ft. of intersection than permitted by Ordinance.

SW/ cor. of Oak Pl. & Massachusetts Ave., a/k/a 2 Oak Place, Massapequa, NY
SEC. 52 BLK. 141 LOT 1678 ZONE R1-7

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HEARING NO. 4

APPEAL NO. 26-140 **FARMINGDALE**

EILEEN LEGHART: (A) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across side/front yard (Intervale Avenue) than permitted by Ordinance. **(B)** Variance to allow existing bay window having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing driveway having less rear yard setback than permitted by Ordinance.

NW/ cor. of Cypress St. & Intervale Ave., a/k/a 23 Cypress Street, Farmingdale, NY
SEC. 48 BLK. 272 LOT 51 ZONE R1-7

HEARING NO. 5

APPEAL NO. 26-226 **FARMINGDALE**

MICHAEL BILARDELLO: Variance to allow non-conforming building in residential zone R1-7 to change the use (The Empanada Spot).

SW/ cor. of Main St. & Frank Ave., a/k/a 850 Main Street, Farmingdale, NY
SEC. 48 BLK. 269 LOT 8 ZONE R1-7

HEARING NO. 6

APPEAL NO. 26-231 **FARMINGDALE**

CAROL WARD: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to allow existing 17 ft. by 16 ft. wood deck having less side yard setback than permitted by Ordinance.

E/s/o W. Chestnut St., N/o Spencer St., a/k/a 9 W. Chestnut Street, Farmingdale, NY
SEC. 49 BLK. 3 LOT 70 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-225 **HICKSVILLE**

JIMMY KWONG: (A) Variance to allow existing cellar entrance having less front yard setback than permitted by Ordinance. **(B)** Variance to allow existing one story addition and roof over cellar entrance having less side yard setback and aggregate side yards than permitted by Ordinance. **(C)** Variance to allow existing 9.8 ft. by 7.4 ft. shed and 16.1 ft. by 12.1 ft. shed having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(D)** Variance to allow existing 16.1 ft. by 12.1 ft. shed exceeding maximum height than permitted by Ordinance. **(E)** Variance to allow existing one story addition, roof over cellar entrance, roof over patio, portico and sheds exceeding maximum building coverage than permitted by Ordinance.

S/s/o Lee Ave., W/o Lawn Pl., a/k/a 230 Lee Avenue, Hicksville, NY
SEC. 46 BLK. 377 LOT 12 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-236 **HICKSVILLE**

JOSHUA MATTHEW: Variance to construct detached one-car garage exceeding maximum building coverage than permitted by Ordinance.

S/s/o Dartmouth Dr., 299.03 ft. W/o Haverford Rd., a/k/a 218 Dartmouth Drive, Hicksville, NY
SEC. 12 BLK. 331 LOT 8 ZONE R1-7

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HEARING NO. 9

APPEAL NO. 26-265 **HICKSVILLE**

ROXANE LACY: (A) Variance to allow existing carport and shed having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing wood platform with steps to grade having less rear yard setback than permitted by Ordinance.

SW/ cor. of Locust St. & Newbridge Rd., a/k/a 5 Locust Street, Hicksville, NY
SEC. 45 BLK. 74 LOT 15 ZONE R1-7

HEARING NO. 10

APPEAL NO. 26-275 **PLAINVIEW**

C & B REALTY #3 LLC: Variance to install 15 ft. by 9.17 ft. illuminated ground sign structure (located at intersection of Woodbury Road and South Oyster Bay Road along northwest side of property) having less setback and exceeding maximum sign area than permitted by Ordinance.

SE/ cor. of S. Oyster Bay Rd. & Woodbury Rd., a/k/a 401 S. Oyster Bay Road, Plainview, NY
SEC. 12 BLK. 342 LOT 18 ZONE NB

HEARING NO. 11

APPEAL NO. 26-218 **SYOSSET**

KYLE CHANG: (A) Variance to construct one story addition having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Greenvale Lane) than permitted by Ordinance.

NE/ cor. of Gary Rd. & Greenvale Ln., a/k/a 7 Gary Road, Syosset, NY
SEC. 12 BLK. 399 LOT 25 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-274 **SYOSSET**

ISAAK YELIZAR: (A) Variance to install 8 ft. by 4 ft. illuminated ground sign (located on southeast corner of lot) exceeding maximum height, sign area and having less setback than permitted by Ordinance. **(B)** Variance to install 11.83 ft. by 9 ft. illuminated wall sign with lettering (located on east side of building) exceeding maximum width, height and sign area than permitted by Ordinance.

SW/ cor. of S. Oyster Bay Rd. & James St., a/k/a 38 S. Oyster Bay Road, Syosset, NY
SEC. 15 BLK. 99 LOT 1 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-238 **GLEN HEAD**

NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS: Special Use Permit to install, operate and maintain wireless telecommunications facility with associated equipment.

N/s/o Glen Head Rd., 612 ft. W/o Glen Cove Dr., a/k/a 190 Glen Head Road, Glen Head, NY
SEC. 21 BLK. Q LOT 1869 ZONE LI & R1-7

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HEARING NO. HO 1

APPEAL NO. 26-122 **BETHPAGE**

SUNPREET SINGH: (A) Variance to reconstruct a 57.04 ft. by 35 ft. dwelling on partial new and partial existing foundation, portico and two story deck having less average front yard setback and exceeding maximum 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 side/front yard (Evelyn Drive) than permitted by Ordinance.

NE/ cor. of Plainview Rd. & Evelyn Dr., a/k/a 661 Plainview Road, Bethpage, NY
SEC. 47 BLK. 138 LOT 15 ZONE R1-10

HEARING NO. HO 2

APPEAL NO. 26-123 **BETHPAGE**

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

NE/ cor. of Plainview Rd. & Evelyn Dr., a/k/a 661 Plainview Road, Bethpage, NY
SEC. 47 BLK. 138 LOT 15 ZONE R1-10

SEPTEMBER 14, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK