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 *OCTOBER 8, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-241 **MASSAPEQUA**

MICHAEL ROSS: Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

W/s/o Bayview Ave., 120.41 ft. S/o Morton Ave., a/k/a 47 Bayview Avenue, Massapequa, NY
SEC. 65 BLK. 113 LOT 1780 ZONE R1-7

HEARING NO. 2

APPEAL NO. 26-254 **MASSAPEQUA**

CLORINDA PALYA: (A) Variance to construct rear deck 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 (Lagoon Boulevard) than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 59-1030 and granted by Decision of the Zoning Board of Appeals, dated December 18, 1959, and Amended by Decision of the Zoning Board of Appeals, dated March 7, 1991.

SW/ cor. of Gloucester Rd. & Lagoon Blvd., a/k/a 2 Gloucester Road, Massapequa, NY
SEC. 65 BLK. 140 LOT 75 ZONE R1-10/OHG

HEARING NO. 3

APPEAL NO. 26-291 **MASSAPEQUA**

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

N/s/o Pittsburgh Ave., 118.73 ft. W/o Franklin Ave., a/k/a 129 Pittsburgh Avenue, Massapequa, NY
SEC. 52 BLK. 168 LOT 59 ZONE R1-7

HEARING NO. 4

APPEAL NO. 26-292 **MASSAPEQUA**

BARBARA GIORDANO: (A) Variance to construct front porch and second floor cantilevered addition having less average front yard setback than permitted by Ordinance. **(B)** Variance to construct second floor cantilevered addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to construct front porch, second floor cantilevered addition, allow existing detached garage and shed exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to allow existing detached garage and shed having less side yard setback than permitted by Ordinance. **(E)** Variance to allow existing detached garage exceeding maximum height than permitted by Ordinance.

N/s/o Pittsburgh Ave., 118.73 ft. W/o Franklin Ave., a/k/a 129 Pittsburgh Avenue, Massapequa, NY
SEC. 52 BLK. 168 LOT 59 ZONE R1-7

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HEARING NO. 5

APPEAL NO. 26-306 **MASSAPEQUA**

VICTORIA & JOSEPH MANZELLA: (A) Variance to reconstruct a raised 47.2 ft. by 57 ft. two story one-family dwelling with two (2) rear decks, rear second story balcony and roofed over front porch having less side yard setback, aggregate 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 roofed over front porch having less average front yard setback 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.

W/s/o Leewater Ave., 200 ft. S/o S. Bay Dr., a/k/a 15 Leewater Avenue, Massapequa, NY
SEC. 66 BLK. 79 LOT 86 ZONE R1-10

HEARING NO. 6

APPEAL NO. 26-326 **MASSAPEQUA**

CHRISTINA DEMARTINO: (A) Variance to install semi in-ground swimming pool and pool equipment having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to install semi in-ground swimming pool having less setback from fence than permitted by Ordinance. **(C)** Variance to construct 7.5 ft. by 12 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 25-128 and granted by Decision of the Zoning Board of Appeals, dated July 24, 2025.

S/s/o Massachusetts Ave., 340 ft. W/o Central Ave., a/k/a 96 Massachusetts Avenue, Massapequa, NY
SEC. 52 BLK. 179 LOT 695 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-235 **NORTH MASSAPEQUA**

C & F DEVELOPMENT CORP.: (A) Variance to allow existing 8.25 ft. by 10.1 ft. shed having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing egress well having less side yard setback than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 60-284 and granted by Decision of the Zoning Board of Appeals, dated May 19, 1960.

E/s/o N. Broadway, 60 ft. S/o N. Boston Ave., a/k/a 1084 N. Broadway, North Massapequa, NY
SEC. 48 BLK. 53 LOT 75 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-243 **NORTH MASSAPEQUA**

GURJEET SINGH: (A) Variance to allow existing 18.4 ft. by 6.92 ft. deck and 8 ft. by 6.75 ft. deck having less side yard setback and aggregate side yards than permitted by Ordinance. **(B)** Variance to allow existing shed having less rear yard setback than permitted by Ordinance. **(C)** Variance to allow existing 8 ft. by 6.75 ft. deck exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

E/s/o Garden Ave., 242.28 ft. S/o Poplar St., a/k/a 6 Garden Avenue, North Massapequa, NY
SEC. 52 BLK. 399 LOT 13 ZONE R1-7

HEARING NO. 9

APPEAL NO. 26-69 **BETHPAGE**

CHRISTINE SCHULTZ: (A) Variance to allow existing waterfall feature attached to in-ground swimming pool having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing pool filter having less front yard setback than permitted by Ordinance.

S/s/o Miami Rd., 154.66 ft. E/o Stewart Ave., a/k/a 5 Miami Road, Bethpage, NY
SEC. 46 BLK. 458 LOT 29 ZONE R1-7

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HEARING NO. 10

APPEAL NO. 26-263 **BETHPAGE**

BRIAN NIELSEN: (A) Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across front yard (Rose Street) than permitted by Ordinance. **(B)** Variance to allow existing 4 ft. high picket vinyl fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. **(C)** Variance to construct one story addition having less rear yard setback than permitted by Ordinance. **(D)** Variance to allow existing shed exceeding maximum height than permitted by Ordinance.

NE/ cor. of Irving St. & Rose St., a/k/a 30 Irving Street, Bethpage, NY
SEC. 46 BLK. 310 LOT 17 ZONE R1-7

HEARING NO. 11

APPEAL NO. 26-201 **HICKSVILLE**

DAVID HERBURGER: (A) Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Herald Lane) than permitted by Ordinance. **(B)** Variance to allow existing shed having less side yard setback than permitted by Ordinance.

SE/ cor. of Spindle Rd. & Herald Ln., a/k/a 184 Spindle Road, Hicksville, NY
SEC. 45 BLK. 271 LOT 23 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-250 **HICKSVILLE**

NABIULLAH ASADI: (A) Variance to construct second story addition having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Amend Specific Plan as presented for Appeal No. 68-551 and granted by Decision of the Zoning Board of Appeals, dated November 14, 1968.

W/s/o Hunter Ln., 455.28 ft. S/o Hollins Rd., a/k/a 37 Hunter Lane, Hicksville, NY
SEC. 12 BLK. 338 LOT 11 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-285 **HICKSVILLE**

K/BTF BROADWAY LLC: (A) Variance to construct building exceeding maximum height than permitted by Ordinance. **(B)** Variance to install light fixtures exceeding maximum height on commercially zoned property abutting residential property than permitted by Ordinance. **(C)** Variance to propose redevelopment of existing mall property located in a commercially zoned property abutting residence district exceeding maximum hours of operation than permitted by Ordinance. **(D)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 4,092 spaces when 8,315 parking spaces are required. **(E)** Variance to allow installation of on-grade parking directly below building.

W/s/o N. Broadway, S/o Northern State Pkwy., a/k/a 358 N. Broadway, Hicksville, NY
SEC. 11 BLK. D LOT 1391 ZONE GB

HEARING NO. 14

APPEAL NO. 26-328 **HICKSVILLE**

JIBY RAJU: (A) Variance to construct second floor addition and rear roof over porch having less side yard setback and exceeding maximum gross floor area than permitted by Ordinance. **(B)** Variance to construct second floor addition, front roof over porch and rear roof over porch exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to construct front roof over porch having less aggregate side yards than permitted by Ordinance.

W/s/o Froehlich Farm Rd., S/o Vassar Ln., a/k/a 62 Froehlich Farm Road, Hicksville, NY
SEC. 12 BLK. 345 LOT 10 ZONE R1-7

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HEARING NO. 15

APPEAL NO. 26-239 **OLD BETHPAGE**

BRUCE BENNETT: (A) Variance to allow existing shed having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing second floor addition having less roof pitch than permitted by Ordinance. **(C)** Variance to allow existing two story addition, front roof over, rear one story addition and gazebo exceeding maximum gross floor area than permitted by Ordinance. **(D)** Variance to construct driveway having less side yard setback than permitted by Ordinance.

E/s/o Dover Ln., 565.28 ft. W/o Lesley Ln., a/k/a 16 Dover Lane, Old Bethpage, NY
SEC. 47 BLK. 70 LOT 16 ZONE R1-10

HEARING NO. 16

APPEAL NO. 26-246 **WOODBURY**

INDERPAL ANAND: (A) Variance to allow existing gazebo, waterfall and shed having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance.

N/s/o The Drawbridge, 881.12 ft. E/o Southwoods Rd., a/k/a 11 The Drawbridge, Woodbury, NY
SEC. 14 BLK. E LOT 1131 ZONE R1-1A

HEARING NO. 17

APPEAL NO. 26-283 **GLEN HEAD**

KAAILASHBE GHANASHYAM PATEL: (A) Variance to construct a new dwelling in the Light Industry Zoning District. **(B)** Variance to construct a new dwelling exceeding maximum gross floor area than permitted by Ordinance.

SW/ cor. of Hillside Ave. & Elm St., a/k/a 5 Hillside Avenue, Glen Head, NY
SEC. 21 BLK. 75 LOT 17 ZONE LI

HEARING NO. 18

APPEAL NO. 26-325 **GLEN HEAD**

PATRICIA PARIS: Variance to construct 25.67 ft. by 17.17 ft. one story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Dogwood Ln., 50 ft. N/o Polly Ln., a/k/a 1 Dogwood Lane, Glen Head, NY
SEC. 21 BLK. 217 LOT 662 ZONE R1-7

SEPTEMBER 28, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK