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 22, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-252 **MASSAPEQUA**

FRANK LOIACONO: **(A)** Variance to allow existing second story rear wood deck with steps to grade having less side yard setback, rear yard setback and exceeding maximum gross floor area than permitted by Ordinance. **(B)** Variance to allow existing 8 ft. by 13 ft. shed having less side yard setback and rear yard setback than permitted by Ordinance. **(C)** Variance to allow existing second story rear deck with steps to grade and sheds exceeding maximum building coverage than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 95-263 and granted by Decision of the Zoning Board of Appeals, dated August 3, 1995.

E/s/o Roosevelt Blvd., S/o Cove St., a/k/a 68 Roosevelt Boulevard, Massapequa, NY
SEC. 66 BLK. 110 LOT 16 ZONE R1-10

HEARING NO. 2

APPEAL NO. 26-271 **MASSAPEQUA**

MEGAN WHEELER: Variance to construct second story addition having less aggregate side yards than permitted by Ordinance.

N/s/o Anchor Dr., 231.06 ft. Ensign Dr., a/k/a 16 Anchor Drive, Massapequa, NY
SEC. 65 BLK. 249 LOT 16 ZONE R1-10

HEARING NO. 3

APPEAL NO. 26-273 **MASSAPEQUA**

AVI POLISCHUK: **(A)** Variance to construct detached garage exceeding maximum height than permitted by Ordinance. **(B)** Variance to construct one story addition, detached garage and allow existing raised patio exceeding maximum gross floor area than permitted by Ordinance. **(C)** Variance to allow existing 5 ft. high PVC fence exceeding maximum height across front yard (West Shore Drive) than permitted by Ordinance.

W/s/o W. Shore Dr., S/o Seminole Ave., a/k/a 245 West Shore Drive, Massapequa, NY
SEC. 66 BLK. 65 LOT 87 ZONE R1-10

HEARING NO. 4

APPEAL NO. 26-301 **MASSAPEQUA**

KENNETH DRAMER: **(A)** Variance to allow existing fire pit having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing pergola having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Brewster Rd., W/o Cedar Shore Dr., a/k/a 99 Brewster Road, Massapequa, NY
SEC. 65 BLK. 150 LOT 41 ZONE R1-10/OHG

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HEARING NO. 5

APPEAL NO. 26-335 **MASSAPEQUA**

DOMENICK GIAMPAPA: **(A)** Variance to construct new dwelling exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to construct circular driveway having less front yard setback than permitted by Ordinance.

E/s/o Bay Dr., 80 ft. S/o Hampton Blvd., a/k/a 130 Bay Drive, Massapequa, NY
SEC. 65 BLK. 191 LOT 77 ZONE R1-10/OHG

HEARING NO. 6

APPEAL NO. 26-249 **NORTH MASSAPEQUA**

MARIO POLLIO: **(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 addition having less rear yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

S/s/o N. Boston Ave., 140 ft. W/o N. Baldwin Dr., a/k/a 338 N. Boston Avenue, North Massapequa, NY
SEC. 52 BLK. 42 LOT 65 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-344 **NORTH MASSAPEQUA**

DONNA NONNA: **(A)** Variance to construct one story addition and platform with steps to grade having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing roof-over having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing gazebo and roof-over having less front yard setback (N. Walnut Street) than permitted by Ordinance. **(D)** Variance to construct one story additions, roofed-over entry, allow existing roof-over and gazebo exceeding maximum building coverage than permitted by Ordinance. **(E)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (N. Walnut Street) than permitted by Ordinance.

SE/ cor. of N. Central Ave. & N. Walnut St., a/k/a 916 N. Central Avenue, North Massapequa, NY
SEC. 52 BLK. 100 LOT 57 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-348 **NORTH MASSAPEQUA**

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

SE/ cor. of N. Central Ave. & N. Walnut St., a/k/a 916 N. Central Avenue, North Massapequa, NY
SEC. 52 BLK. 100 LOT 57 ZONE R1-7

HEARING NO. 9

APPEAL NO. 26-255 **FARMINGDALE**

SHAKIL AHMAD: **(A)** Variance to allow existing 6 ft. high wood fence exceeding maximum height across side/front yard (Woodward Parkway) than permitted by Ordinance. **(B)** Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

SE/ cor. of Motor Ave. & Woodward Pkwy., a/k/a 58 Motor Avenue, Farmingdale, NY
SEC. 48 BLK. 495 LOT 71 ZONE GB

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HEARING NO. 10

APPEAL NO. 26-244 **BETHPAGE**

MIGUEL PINON: Variance to allow existing 6 ft. high vinyl fence exceeding maximum height across front yard (10th Street) and side/front yard (Railroad Avenue) than permitted by Ordinance.

NW/ cor. of 10th St. & Railroad Ave., a/k/a 149 10th Street, Bethpage, NY
SEC. 46 BLK. 21 LOT 20 ZONE R1-6

HEARING NO. 11

APPEAL NO. 26-248 **BETHPAGE**

IOANNIS ANAGNOSTOPOULOS: (A) Variance to construct one story addition and porch having less average front yard setback than permitted by Ordinance. **(B)** Variance to allow existing frame shed having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to install air conditioning unit having less side yard setback than permitted by Ordinance.

N/s/o Miami Rd., E/o Stewart Ave., a/k/a 8 Miami Road, Bethpage, NY
SEC. 46 BLK. 342 LOT 9 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-261 **BETHPAGE**

TVI, INC.: (A) Variance to erect 19.1 ft. by 2.5 ft. illuminated wall sign (located on West side of building facing Hicksville Road) exceeding maximum number of signs than permitted by Ordinance. **(B)** Variance to erect 19.1 ft. by 2.5 ft. illuminated wall sign (located on South side of building facing Hempstead Turnpike) exceeding maximum number of signs than permitted by Ordinance. **(C)** Variance to erect 10.5 ft. by 6 ft. illuminated, double-sided cabinets mounted to existing steel tower (located on roof of building) exceeding maximum number of signs than and height than permitted by Ordinance.

E/s/o Hicksville Rd., 111 ft. N/o Hempstead Tpke., a/k/a 150 Hicksville Road, Bethpage, NY
SEC. 46 BLK. W LOT 231 ZONE GB

HEARING NO. 13

APPEAL NO. 26-267 **BETHPAGE**

LISA & STUART SCHAEFFER: Variance to construct driveway having less side yard setback than permitted by Ordinance.

S/s/o Lynn Pl., E/o S. Peach St., a/k/a 9 Lynn Place, Bethpage, NY
SEC. 46 BLK. 252 LOT 3 ZONE R1-7

HEARING NO. 14

APPEAL NO. 26-233 **HICKSVILLE**

ROLANDO QUINONEZ: (A) Variance to allow existing gazebo exceeding maximum building coverage, accessory coverage and gross floor area than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 24-506 and granted by Decision of the Zoning Board of Appeals, dated February 6, 2025.

N/s/o Princess St., 50 ft. E/o Burns Ave., a/k/a 150 Princess Street, Hicksville, NY
SEC. 11 BLK. 246 LOT 30 ZONE R1-7

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HEARING NO. 15

APPEAL NO. 26-302 **HICKSVILLE**

RAO VOLETI: **(A)** Variance to allow existing 7.9 ft. by 4 ft. metal awning over platform having less average side/front yard setback (Burns Avenue) than permitted by Ordinance. **(B)** Variance to allow existing 24 ft. by 10.5 ft. metal awning having less rear yard setback, side yard setback and exceeding maximum gross floor area than permitted by Ordinance. **(C)** Variance to allow existing shed having less side yard setback and rear yard setback than permitted by Ordinance. **(D)** Variance to allow existing 24 ft. by 10.5 ft. metal awning, 7.9 ft. by 4 ft. metal awning over platform and shed exceeding maximum building coverage than permitted by Ordinance.

NE/ cor. of Burns Ave. & 14th St., a/k/a 146 Burns Avenue, Hicksville, NY
SEC. 11 BLK. 241 LOT 1 ZONE R1-7

HEARING NO. 16

APPEAL NO. 26-223 **PLAINVIEW**

JOHN ANU: **(A)** Variance to construct second story addition and allow existing deck having less side yard setback than permitted by Ordinance. **(B)** Variance to construct second story addition having less aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. **(C)** Variance to allow existing shed having less rear yard setback than permitted by Ordinance.

S/s/o Morton Blvd., 397.5 ft. W/o Rose Pl., a/k/a 115 Morton Boulevard, Plainview, NY
SEC. 47 BLK. 21 LOT 7 ZONE R1-7

HEARING NO. 17

APPEAL NO. 26-256 **PLAINVIEW**

SYED KAMAL: **(A)** Variance to construct addition and gazebo exceeding maximum building coverage and gross floor area than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Vera Ave., E/o Morton Blvd., a/k/a 26 Vera Avenue, Plainview, NY
SEC. 47 BLK. 17 LOT 17 ZONE R1-7

HEARING NO. 18

APPEAL NO. 26-257 **PLAINVIEW**

MICHAEL DAVID GIACOBBE, JR.: **(A)** Variance to construct second story addition having less side yard setback and aggregate side yards than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct one story addition and portico exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to construct one story addition and second story addition exceeding maximum gross floor area than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 99-404 and granted by Decision of the Zoning Board of Appeals, dated September 15, 1999.

S/s/o Amby Ave., 250 ft. E/o Parkview St., a/k/a 27 Amby Avenue, Plainview, NY
SEC. 12 BLK. 12 LOT 56 ZONE R1-7

HEARING NO. 19

APPEAL NO. 26-264 **PLAINVIEW**

NIKOLINA L. DANGEVA: **(A)** Variance to construct 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 1 when 3 parking spaces are required.

NE/ cor. of Kroll St. & Main Pkwy., a/k/a 2 Kroll Street, Plainview, NY
SEC. 12 BLK. 377 LOT 9 ZONE R1-7

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HEARING NO. 20

APPEAL NO. 26-251 **WOODBURY**

KHAILD MASHRIQI: (A) Variance to allow three-piece bathroom, recreation room and storage in proposed accessory structure (cabana). **(B)** Variance to construct new dwelling and accessory structure (cabana) exceeding maximum height, building coverage and gross floor area than permitted by Ordinance. **(C)** Variance to construct circular driveway having less side yard setback and front yard setback than permitted by Ordinance.

S/s/o Bristol Dr., E/o Yukon Dr., a/k/a 151 Bristol Drive, Woodbury, NY
SEC. 13 BLK. 113 LOT 6 ZONE R1-1A

HEARING NO. 21

APPEAL NO. 26-331 **WOODBURY**

BEST FRIENDS ANIMAL SOCIETY: (A) Variance to erect wall sign (located on South side of building) exceeding maximum number of signs and vertical dimension than permitted by Ordinance. **(B)** Variance to erect wall sign (located on North side of building) exceeding maximum number of signs and vertical dimension than permitted by Ordinance. **(C)** Variance to erect wall sign (located on West side of building) exceeding maximum number of signs and vertical dimension than permitted by Ordinance. **(D)** Variance to erect wall sign (located on South side of building) exceeding maximum number of signs and vertical dimension than permitted by Ordinance. **(E)** Variance to erect wall sign (located on South side of building) exceeding maximum number of signs than permitted by Ordinance. **(F)** Variance to erect ground sign structure (located on North side facing Crossways Park Drive) having less setback from front lot line to front of building than permitted by Ordinance.

S/s/o Crossways Park Dr. W., 49.9 ft. E/o Crossways Park Dr. W., a/k/a 3 Crossways Dr. W., Woodbury, NY
SEC. 15 BLK. 183 LOT 26 ZONE LI

HEARING NO. 22

APPEAL NO. 26-282 **JERICHO**

DAIPING ZHENG: (A) Variance to allow existing dwelling having less side yard setback and exceeding maximum height than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 18-16 and granted by Decision of the Zoning Board of Appeals, dated February 1, 2018.

W/s/o Mellow Ln., 63 ft. N/o Bounty Ln., a/k/a 5 Mellow Lane, Jericho, NY
SEC. 12 BLK. 516 LOT 20 ZONE R1-10

HEARING NO. 23

APPEAL NO. 26-262 **SYOSSET**

HAIOU WANG: (A) Variance to allow existing shed having less front yard setback (Ronald Lane) than permitted by Ordinance. **(B)** Variance to erect 6 ft. high PVC fence exceeding maximum height across front yard (Ronald Lane) than permitted by Ordinance.

NE/ cor. of Richard Ln. & Ronald Ln., a/k/a 8 Richard Lane, Syosset, NY
SEC. 15 BLK. 147 LOT 28 ZONE R1-10

HEARING NO. 24

APPEAL NO. 26-259 **GLEN HEAD**

HENRY SURIG: (A) Variance to allow existing wood deck having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing front roofed over porch exceeding maximum building coverage than permitted by Ordinance.

SW/ cor. of Rini Rd. & Rini Rd., a/k/a 24 Rini Road, Glen Head, NY
SEC. 23 BLK. 36 LOT 28 ZONE R1-10

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HEARING NO. HO 1

APPEAL NO. 26-130 **MASSAPEQUA**

MANOLO CASTRO: (A) Variance to construct 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 Beach St., 230 ft. E/o Roosevelt Blvd., a/k/a 27 Beach Street, Massapequa, NY
SEC. 66 BLK. 104 LOT 96 ZONE R1-10

HEARING NO. HO 2

APPEAL NO. 26-129 **MASSAPEQUA**

MANOLO CASTRO: (A) Variance to allow existing roof over portico having less front yard setback than permitted by Ordinance. **(B)** Variance to allow existing outdoor kitchen and fireplace having less rear yard setback than permitted by Ordinance. **(C)** Variance to allow existing 12 ft. by 10 ft. shed, outdoor kitchen and fireplace having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing 12 ft. by 10 ft. shed exceeding maximum height than permitted by Ordinance.

S/s/o Beach St., 230 ft. E/o Roosevelt Blvd., a/k/a 27 Beach Street, Massapequa, NY
SEC. 66 BLK. 104 LOT 96 ZONE R1-10

HEARING NO. HO 3

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

OCTOBER 12, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK