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 *NOVEMBER 5, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 24-30- *AMENDMENT* **MASSAPEQUA**

SANDIP & VIPULA BAROT: Amend Specific Plan as presented for Appeal No. 24-30 and granted by Decision of the Zoning Board of Appeals, dated April 4, 2024, for the submittal of revised plans.

E/s/o Clocks Blvd., 1003.03 ft. S/o Delta Rd., a/k/a 300 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 118 ZONE R1-10

HEARING NO. 2

APPEAL NO. 26-278 **MASSAPEQUA**

55 STONE BLVD, LLC: Variance to allow existing dwelling on subdivided lot having less side yard setback, aggregate side yards and exceeding maximum building coverage than permitted by Ordinance. **PARCEL B**

E/s/o Stone Blvd., 320 ft. S/o Trebor Rd., a/k/a 55 Stone Boulevard, Massapequa, NY
SEC. 66 BLK. 121 LOT 37 ZONE R1-10

HEARING NO. 3

APPEAL NO. 26-287 **MASSAPEQUA**

LAURA KUEHN: **(A)** Variance to allow existing gazebo having less side yard setback, rear yard setback and exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to install in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance.

N/s/o S. Bay Dr., E/o Ripplewater Ave., a/k/a 101 S. Bay Drive, Massapequa, NY
SEC. 66 BLK. 60 LOT 40 ZONE R1-10

HEARING NO. 4

APPEAL NO. 26-288 **MASSAPEQUA**

PAUL HOMOLA: **(A)** Variance to allow existing hot tub having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing 23.75 ft. by 10.25 ft. enclosed porch and rear composite deck having less aggregate side yards than permitted by Ordinance. **(C)** Variance to allow existing 23.75 ft. by 10.25 ft. enclosed porch, rear composite deck, front portico, second story bathroom dormer and shed exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to allow existing 11.5 ft. by 6.83 ft. shed having less side yard setback than permitted by Ordinance. **(E)** Variance to allow existing barbeque having less side yard setback than permitted by Ordinance. **(F)** Variance to allow existing dormer, enclosed porch, deck and second story bathroom dormer exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Ford Dr., 234.03 ft. E/o Ford Dr. W., a/k/a 28 Ford Drive, Massapequa, NY
SEC. 53 BLK. 165 LOT 32 ZONE R1-7

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HEARING NO. 5

APPEAL NO. 26-293 **MASSAPEQUA**

KENNETH & JOANNE WAHL: Variance to allow existing dwelling on subdivided lot having less width of lot at front property line, width of lot from front property line to required rear yard and exceeding maximum lot area than permitted by Ordinance. **PARCEL A**

N/s/o Commonwealth Ave., 370 W/o Central Ave., a/k/a 95 Commonwealth Avenue, Massapequa, NY
SEC. 52 BLK. 181 LOT 974 ZONE R1-7

HEARING NO. 6

APPEAL NO. 26-294 **MASSAPEQUA**

KENNETH & JOANNE WAHL: Variance to construct new dwelling on subdivided lot having less width of lot at front property line, width of lot from front property line to required rear yard and exceeding maximum lot area than permitted by Ordinance. **PARCEL B**

N/s/o Commonwealth Ave., 370 W/o Central Ave., a/k/a 95 Commonwealth Avenue, Massapequa, NY
SEC. 52 BLK. 181 LOT 974 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-311 **MASSAPEQUA**

STEPHANIE MILLER: **(A)** Variance to install 14 ft. by 32 ft. in-ground swimming pool having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to install pool equipment having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing 7.8 ft. by 12 ft. shed having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing 8.5 ft. by 12.4 ft. shed having less side yard setback than permitted by Ordinance. **(E)** Variance to allow existing sheds exceeding maximum building coverage than permitted by Ordinance.

W/s/o Cedar Dr., 140 ft. S/o Suffolk Rd., a/k/a 47 Cedar Drive, Massapequa, NY
SEC. 66 BLK. 26 LOT 13 ZONE R1-10

HEARING NO. 8

APPEAL NO. 26-296 **NORTH MASSAPEQUA**

SEAN G. EGAN: Variance to allow existing roof over patio having less side yard setback than permitted by Ordinance.

S/s/o N. Pine St, 100 ft. E/o Park Ave., a/k/a 258 N. Pine Street, Massapequa, NY
SEC. 52 BLK. 162 LOT 11 ZONE R1-7

HEARING NO. 9

APPEAL NO. 26-164 **FARMINGDALE**

BRIAN SPEED: Variance to allow existing rock garden waterfall feature having less front yard setback (Fallwood Parkway) and side/front yard setback (Powell Street) than permitted by Ordinance.

NE/ cor. of Powell St. & Fallwood Pkwy., a/k/a 21 Powell Street, Farmingdale, NY
SEC. 48 BLK. 229 LOT 14 ZONE R1-7

HEARING NO. 10

APPEAL NO. 26-297 **FARMINGDALE**

MR. PROPERTY BUILDERS LLC: Variance to construct new dwelling on subdivided lot having less width of lot from front property line to required rear yard, side/front yard setback (Merritts Road) and exceeding maximum height than permitted by Ordinance. **PARCEL A**

NE/ cor. of Merritts Rd. & Tudor Rd., a/k/a 135 Merritts Road, Farmingdale, NY
SEC. 48 BLK. 130 LOT 218 ZONE R1-7

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HEARING NO. 11

APPEAL NO. 26-298 **FARMINGDALE**

MR. PROPERTY BUILDERS LLC: Variance to construct new dwelling on subdivided lot having less width of lot at front property line, width of lot from front property line to required rear yard and exceeding maximum height than permitted by Ordinance. **PARCEL B**

NE/ cor. of Merritts Rd. & Tudor Rd., a/k/a 135 Merritts Road, Farmingdale, NY
SEC. 48 BLK. 130 LOT 218 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-299 **FARMINGDALE**

MR. PROPERTY BUILDERS LLC: Variance to construct new dwelling on subdivided lot having less width of lot at front property line, width of lot from front property line to required rear yard and exceeding maximum height than permitted by Ordinance. **PARCEL C**

NE/ cor. of Merritts Rd. & Tudor Rd., a/k/a 135 Merritts Road, Farmingdale, NY
SEC. 48 BLK. 130 LOT 218 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-305 **BETHPAGE**

JAMES MORAN: Variance to reconstruct a 46 ft. by 39.75 ft. dwelling on partial new and partial existing foundation having less average front yard setback, side yard setback, aggregates side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance; also encroachment of eaves and gutters.

N/s/o Carrie Ave., 125 ft. E/o Carol Pl., a/k/a 28 Carrie Avenue, Bethpage, NY
SEC. 49 BLK. 212 LOT 14 ZONE R1-7

HEARING NO. 14

APPEAL NO. 26-346 **BETHPAGE**

MOEEN QURESHI: **(A)** Variance to construct three-car detached garage exceeding maximum gross floor area and height than permitted by Ordinance. **(B)** Variance to erect 10 ft. high chain link fence exceeding maximum height in rear yard and side yard than permitted by Ordinance. **(C)** Variance to construct tennis court having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Central Blvd., 450 ft. W/o Leslie St., a/k/a 48 Central Boulevard, Bethpage, NY
SEC. 46 BLK. 484 LOT 43 ZONE R1-7

HEARING NO. 15

APPEAL NO. 26-350 **BETHPAGE**

JAMES & LAUREN CRESS: **(A)** Variance to allow existing platform with steps to grade having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. by 4 ft. shed having less side yard setback than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 74-229 and granted by Decision of the Zoning Board of Appeals, dated June 19, 1974 and amended by Decision of the Zoning Board of Appeals, dated May 15, 2014.

W/s/o Floral Ave., N/o Cedar Ave., a/k/a 41 Floral Avenue, Bethpage, NY
SEC. 46 BLK. 157 LOT 49 ZONE R1-7

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HEARING NO. 16

APPEAL NO. 26-272 **HICKSVILLE**

MANISHI MEHTA: **(A)** Variance to allow existing shed exceeding maximum height, having less side yard setback and rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Scooter Ln., 80 ft. E/o Poet Ln., a/k/a 91 Scooter Lane, Hicksville, NY
SEC. 46 BLK. 431 LOT 15 ZONE R1-7

HEARING NO. 17

APPEAL NO. 26-304 **HICKSVILLE**

VINCENT LONGO: **(A)** Variance to construct front addition having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct front addition, front porches and allow existing rear addition having less aggregate side yards than permitted by Ordinance. **(C)** Variance to construct front addition, front porches, allow existing rear addition, roof over and sheds exceeding maximum building coverage than permitted by Ordinance.

W/s/o Cable Ln., 266.89 ft. S/o Rim Ln., a/k/a 14 Cable Lane, Hicksville, NY
SEC. 45 BLK. 337 LOT 6 ZONE R1-7

HEARING NO. 18

APPEAL NO. 26-352 **PLAINVIEW**

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

S/s/o Bentley Rd., 659.339 ft. E/o S. Oyster Bay Rd., a/k/a 25 Bentley Road, Plainview, NY
SEC. 12 BLK. 339 LOT 5 ZONE R1-7

HEARING NO. 19

APPEAL NO. 26-290 **JERICHO**

JIN KIM: Variance to construct rooftop deck exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Celia Dr., W/o Lydia Pl., a/k/a 109 Celia Drive, Jericho, NY
SEC. 12 BLK. 534 LOT 12 ZONE R1-10

HEARING NO. 20

APPEAL NO. 26-313 **JERICHO**

ANDY ZHUO: **(A)** Variance to allow existing rear wood deck and portico exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing rear wood deck exceeding maximum gross floor area than permitted by Ordinance.

N/s/o Orange Dr., 103.22 ft. E/o Niagra Dr., a/k/a 86 Orange Drive, Jericho, NY
SEC. 11 BLK. 463 LOT 25 ZONE R1-10

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HEARING NO. 21

APPEAL NO. 26-276 **SYOSSET**

GEORGE & EVELYN HANAKIS: **(A)** Variance to allow existing 8 ft. by 10.3 ft. shed having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across side/front yard (Sarah Lane) than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 02-438 and granted by Decision of the Zoning Board of Appeals, dated September 5, 2002.

SE/ cor. of Barry Ln. & Sarah Ln., a/k/a 98 Barry Lane, Syosset, NY
SEC. 15 BLK. 203 LOT 8 ZONE R1-10

HEARING NO. 22

APPEAL NO. 26-281 **SYOSSET**

SHUI JING HUANG: **(A)** Variance to allow existing rear roof over having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing 7 ft. by 7 ft. shed having less side yard setback than permitted by Ordinance.

S/s/o London Rd., E/o Cambria Rd., a/k/a 9 London Road, Syosset, NY
SEC. 12 BLK. 356 LOT 12 ZONE R1-7

HEARING NO. 23

APPEAL NO. 26-280 **GLEN HEAD**

DIANA MUELLER: **(A)** Variance to construct second story addition having less aggregate side yards and roof pitch than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 03-114 and granted by Decision of the Zoning Board of Appeals, dated March 20, 2003.

E/s/o Cody Ave., 50.16 ft. S/o Sylvia St., a/k/a 40 Cody Avenue, Glen Head, NY
SEC. 20 BLK. 47 LOT 7 ZONE R1-7

HEARING NO. 24

APPEAL NO. 26-371 **OYSTER BAY**

STEPHANIE ANGELIDES: **(A)** Variance to construct second story addition having less side yard setback, exceeding maximum height and height setback ratio for side yard (East) than permitted by Ordinance. **(B)** Variance to construct second story addition and allow existing rear porch exceeding maximum gross floor area than permitted by Ordinance. **(C)** Variance to allow existing rear porch exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to allow existing outdoor bar having less rear yard setback than permitted by Ordinance. **(E)** Variance to allow existing pool equipment having less side yard setback and rear yard setback than permitted by Ordinance.

S/s/o Sidney St., 100 ft. E/o Florence Ave., a/k/a 152 Sidney Street, Oyster Bay, NY
SEC. 27 BLK. 39 LOT 117 ZONE R1-10/OB

HEARING NO. HO 1

APPEAL NO. 25-515 **JERICHO**

DUA JASKARAN SINGH: **(A)** Variance to construct second story addition having less average front yard setback than permitted by Ordinance. **(B)** Variance to construct second floor addition exceeding maximum gross floor area than permitted by Ordinance. **(C)** Variance to construct portico exceeding maximum building coverage than permitted by Ordinance.

W/s/o Hedgerow Ln., N/o Merry Ln., a/k/a 11 Hedgerow Lane, Jericho, NY
SEC. 12 BLK. 542 LOT 46 ZONE R1-10

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HEARING NO. HO 2

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. HO 3

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

HEARING NO. HO 4

APPEAL NO. 01-459 - *AMENDMENT* **MASSAPEQUA**

JENNIFER & KEVIN BRAGG: (A) Amend Decision of Zoning Board of Appeals, dated October 4, 2001 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.

N/s/o Michigan Avenue, 160 ft. E/o Central Avenue, a/k/a 97 Michigan Ave., Massapequa, NY
SEC. 52 BLK. 160 LOT 31 ZONE R1-7

HEARING NO. HO 5

APPEAL NO. 26-25 **HICKSVILLE**

BALBIR SINGH: Variance to construct new dwelling on subdivided lot having less width of lot at street, width of lot from front property line to required rear yard, lot area, exceeding maximum building coverage and gross floor area than permitted by Ordinance. **PARCEL A**

N/s/o Elmira St., 100 ft. W/o West Ave., a/k/a 46 Elmira Street, Hicksville, NY
SEC. 45 BLK. 46 LOT 37 ZONE R1-7

HEARING NO. HO 6

APPEAL NO. 26-26 **HICKSVILLE**

BALBIR SINGH: Variance to construct new dwelling on subdivided lot having less width of lot at street, width of lot from front property line to required rear yard, lot area, exceeding maximum building coverage and gross floor area than permitted by Ordinance. **PARCEL B**

N/s/o Elmira St., 100 ft. W/o West Ave., a/k/a 46 Elmira Street, Hicksville, NY
SEC. 45 BLK. 46 LOT 37 ZONE R1-7

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HEARING NO. HO 7

APPEAL NO. 26-139 **LOCUST VALLEY**

ILIA BERMPERI: (A) Variance to reconstruct a 40.17 ft. by 43.42 ft. dwelling on partial new and partial existing foundation having less average front yard setback (13th Street), average side/front yard setback (Cross Street), and roof pitch than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 2 parking spaces are required. **(C)** Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (13th Street), side/front yard (Cross Street) and within 30 ft. of intersection than permitted by Ordinance. **(D)** Variance to allow existing 4 ft. high PVC fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Cross St. & 13th St., a/k/a 86 Cross Street, Locust Valley, NY
SEC. 30 BLK. 16 LOT 101 ZONE R1-6

OCTOBER 26, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK