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 19, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 25-518 **MASSAPEQUA**

ISADOROS GALATOULAS: Variance for the reduction of off-street parking spaces. Reduction of spaces to 0 when 33 parking spaces are required.

N/s/o Merrick Rd., 275 ft. W/o Hicksville Rd., a/k/a 4225 Merrick Road, Massapequa, NY
SEC. 57 BLK. 198 LOT 81 ZONE GB

HEARING NO. 2

APPEAL NO. 26-216 **MASSAPEQUA**

MICHELLE YOUNG: **(A)** Variance to allow existing plastic shed having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing raised patio having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing pool filter and electric pool heater having less side yard setback than permitted by Ordinance.

S/s/o Cherokee St., 170 ft. W/o E. Shore Dr., a/k/a 50 Cherokee Street, Massapequa, NY
SEC. 66 BLK. 10 LOT 61 ZONE R1-10

HEARING NO. 3

APPEAL NO. 26-307 **MASSAPEQUA**

ROBIN COHEN: **(A)** Variance to allow existing two story addition having less roof pitch than permitted by Ordinance. **(B)** Variance to allow existing front roof-over exceeding maximum building coverage than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 65-407 and granted by Decision of the Zoning Board of Appeals, dated August 19, 1965.

W/s/o Harrison Ave., 520.01 ft. S/o Berkley Pl., a/k/a 360 Harrison Avenue, Massapequa, NY
SEC. 65 BLK. 189 LOT 182 ZONE R1-7

HEARING NO. 4

APPEAL NO. 26-316 **MASSAPEQUA**

MICHAEL DYCKOFF: **(A)** Variance to allow existing front vestibule having less average front yard setback than permitted by Ordinance. **(B)** Variance to allow existing PVC trellis exceeding maximum height than permitted by Ordinance.

N/s/o Gail Dr. N., 126.10 ft. E/o Jacqueline Rd., a/k/a 8 Gail Drive N., Massapequa, NY
SEC. 52 BLK. 388 LOT 8 ZONE R1-7

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HEARING NO. 5

APPEAL NO. 26-318 **MASSAPEQUA**

RICHARD H. CAPUTI: **(A)** Variance to construct 20 ft. by 26 ft. detached garage having less front yard setback and exceeding maximum height than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing stone barbeque island having less side yard setback than permitted by Ordinance.

E/s/o Clocks Blvd., S/o E. Lincoln Ave., a/k/a 110 Clocks Boulevard, Massapequa, NY
SEC. 66 BLK. 98 LOT 217 ZONE R1-10

HEARING NO. 6

APPEAL NO. 26-321 **MASSAPEQUA**

JASON GLASSER: **(A)** Variance to construct two story addition and roofed porch having less side yard setback than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct two story addition exceeding maximum height than permitted by Ordinance. **(C)** Variance to construct two story addition, roofed porch and deck with steps to grade exceeding maximum building coverage than permitted by Ordinance. **(D)** Variance to construct two story addition and deck with steps to grade exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Biltmore Blvd., 380 ft. N/o Baldwin Ave., a/k/a 62 Biltmore Boulevard, Massapequa, NY
SEC. 65 BLK. 106 LOT 1230 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-387 **MASSAPEQUA**

TACKAPAUSHA VENTURES LLC, c/o NEW YORK CANCER & BLOOD SPECIALIST: **(A)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 43 when 47 parking spaces are required. **(B)** Variance for the reduction of loading spaces. Reduction of spaces to 0 when 1 loading space is required.

SW/ cor. of Ocean Ave. & New York Ave., a/k/a 511 Ocean Avenue, Massapequa, NY
SEC. 52 BLK. 210 LOT 536 ZONE NB

HEARING NO. 8

APPEAL NO. 26-309 **NORTH MASSAPEQUA**

TRINGALI REALTY, INC.: **(A)** Variance to construct addition having less front yard setback than permitted by Ordinance. **(B)** Variance to allow proposed off-street parking having zero landscape along the periphery. **(C)** Variance to allow proposed off-street parking spaces having less setback to property lines than permitted by Ordinance. **(D)** Variance for the reduction of loading spaces. Reduction of spaces to 0 when 1 loading space is required.

SE/ cor. of N. Broadway & N. Iowa Ave., a/k/a 1120 N. Broadway, North Massapequa, NY
SEC. 48 BLK. 56 LOT 63 ZONE R1-7

HEARING NO. 9

APPEAL NO. 26-366 **NORTH MASSAPEQUA**

MARIA MCKENNA: Variance to allow existing pool waterfall having less rear yard setback than permitted by Ordinance.

S/s/o N. Queens Ave., 160 ft. W/o N. West Blvd., a/k/a 192 N. Queens Avenue, North Massapequa, NY
SEC. 48 BLK. 70 LOT 448 ZONE R1-7

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HEARING NO. 10

APPEAL NO. 26-245 **HICKSVILLE**

FAIK BEKTESHI: **(A)** Variance to allow existing 3 ft. high chain link fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. **(B)** Variance to allow existing shed having less front yard setback (East Avenue) than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 64-686 and granted by Decision of the Zoning Board of Appeals, dated November 5, 1964.

NE/ cor. of Elmira St. & East Ave., a/k/a 8 Elmira Street, Hicksville, NY
SEC. 45 BLK. 63 LOT 262 ZONE R1-7

HEARING NO. 11

APPEAL NO. 26-286 **HICKSVILLE**

SOPHIA MANTZARIS: **(A)** Variance to construct covered porch and allow existing one story addition exceeding maximum building coverage than permitted by Ordinance. **(B)** Amend Specific Plan as presented for Appeal No. 23-230 and granted by Decision of the Zoning Board of Appeals, dated June 15, 2023.

E/s/o Terry St., 590.5 ft. S/o Tobias St., a/k/a 21 Terry Street, Hicksville, NY
SEC. 46 BLK. 532 LOT 26 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-312 **HICKSVILLE**

BIRENDER SINGH: **(A)** Variance to construct enclosed front porch having less front yard setback, exceeding maximum building coverage and gross floor area than permitted by Ordinance. **(B)** Variance to erect 6 ft. high vinyl fence exceeding maximum height across front yard (Briggs Street) than permitted by Ordinance. **(C)** Variance to allow existing 4.4 ft. by 5.7 ft. shed having less rear yard setback than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 23-711 and granted by Decision of the Zoning Board of Appeals, dated February 15, 2024.

W/s/o Briggs St., 140 ft. N/o Ronald Ave., a/k/a 8 Briggs Street, Hicksville, NY
SEC. 12 BLK. 159 LOT 39 ZONE R1-7

HEARING NO. 13

APPEAL NO. 26-392 **HICKSVILLE**

MARCY TUMBARELLO: **(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 Spray Ln., 99.83 ft. E/o Hemp Ln., a/k/a 33 Spray Lane, Hicksville, NY
SEC. 45 BLK. 322 LOT 25 ZONE R1-7

HEARING NO. 14

APPEAL NO. 26-393 **HICKSVILLE**

MARCY TUMBARELLO: **(A)** Variance to allow existing swimming pool having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance.

S/s/o Spray Ln., 99.83 ft. E/o Hemp Ln., a/k/a 33 Spray Lane, Hicksville, NY
SEC. 45 BLK. 322 LOT 25 ZONE R1-7

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HEARING NO. 15

APPEAL NO. 26-310 **OLD BETHPAGE**

BARRY SORKIN: **(A)** Variance to allow existing rear raised patio having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing pool equipment having less front yard setback than permitted by Ordinance. **(C)** Variance to allow existing swimming pool having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Stan Ct., 179.50 ft. W/o Pickwick Dr., a/k/a 6 Stan Court, Old Bethpage, NY
SEC. 47 BLK. 128 LOT 13 ZONE R1-10

HEARING NO. 16

APPEAL NO. 26-317 **OLD BETHPAGE**

MARC ZUCKER: **(A)** Variance to allow existing shed having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

N/s/o Lark Ct., 212.43 ft. E/o Colonial Rd., a/k/a 39 Lark Court, Old Bethpage, NY
SEC. 47 BLK. 44 LOT 56 ZONE R1-7

HEARING NO. 17

APPEAL NO. 26-314 **PLAINVIEW**

CHRISTOS PAPANAKIOS: **(A)** Variance to construct roof-over porch having less average front yard setback than permitted by Ordinance. **(B)** Variance to construct one story addition, rear porch and front roof-over porch exceeding maximum building coverage than permitted by Ordinance. **(C)** Variance to construct second floor addition, rear porch and one story addition exceeding maximum gross floor area than permitted by Ordinance.

E/s/o Roxton Rd., 705.58 ft. N/o Radnor Rd., a/k/a 26 Roxton Road, Plainview, NY
SEC. 12 BLK. 453 LOT 11 ZONE R1-7

HEARING NO. 18

APPEAL NO. 26-365 **GREENVALE**

PETER MAROTTA: **(A)** Variance to construct second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to construct one story addition, allow existing gazebo and shed exceeding maximum building coverage than permitted by Ordinance.

W/s/o Marion St., 184 ft. S/o Osborne Ln., a/k/a 29 Marion Street, Greenvale, NY
SEC. 20 BLK. 76 LOT 14 ZONE R1-15

HEARING NO. 19

APPEAL NO. 26-193 **JERICHO**

SAVERIO STASI: **(A)** Variance to allow existing swimming pool having less rear yard setback than permitted by Ordinance. **(B)** Variance to allow existing pool equipment having less side yard setback than permitted by Ordinance.

S/s/o Craig St., 76.29 ft. E/o Richmond Ave., a/k/a 31 Craig Street, Jericho, NY
SEC. 11 BLK. 431 LOT 35 ZONE R1-10

HEARING NO. 20

APPEAL NO. 26-247 **JERICHO**

ZHIDA MARK WANG: Variance to allow existing shed exceeding maximum height and building coverage than permitted by Ordinance.

E/s/o Livingston Ave., 181.22 ft. N/o Chenango Dr., a/k/a 6 Livingston Avenue, Jericho, NY
SEC. 11 BLK. 476 LOT 21 ZONE R1-10

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HEARING NO. 21

APPEAL NO. 26-324 **JERICHO**

FANGZHENG YU & SIYU CHEN: **(A)** Variance to construct new dwelling exceeding maximum gross floor area than permitted by Ordinance. **(B)** Variance to construct circular driveway having less front yard setback than permitted by Ordinance. **(C)** Variance to allow existing in-ground swimming pool having less side yard setback than permitted by Ordinance.

SE/ cor. of Marian Ln. ,Fern Dr. E., a/k/a 32 Marian Lane, Jericho, NY
SEC. 12 BLK. 619 LOT 2 ZONE R1-10

HEARING NO. 22

APPEAL NO. 26-332 **SYOSSET**

CHAOYU TAN: Variance to construct two story addition, front portico and second story addition exceeding maximum building coverage and gross floor area than permitted by Ordinance.

W/s/o Narcissus Dr., 100 ft. S/o Wisteria Pl., a/k/a 19 Narcissus Drive, Syosset, NY
SEC. 25 BLK. 24 LOT 18 ZONE R1-10

HEARING NO. 23

APPEAL NO. 26-327 **GLEN HEAD**

ANNA BINNINGER: Variance to construct one story addition having less aggregate side yards, exceeding maximum building coverage and gross floor area than permitted by Ordinance.

N/s/o Greely Sq., 220 ft. W/o Radcliff Blvd., a/k/a 8 Greely Square, Glen Head, NY
SEC. 20 BLK. 81 LOT 16 ZONE R1-7

HEARING NO. 24

APPEAL NO. 26-308 **OYSTER BAY**

DAWN GAMBA: **(A)** Variance to construct second floor addition and front porch having less average front yard setback and exceeding maximum height setback ratio for front yard than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to construct second floor addition exceeding maximum height and height setback ratio for side yard (North) than permitted by Ordinance. **(C)** Variance to construct detached garage exceeding maximum height, accessory coverage and building coverage of the principal building than permitted by Ordinance. **(D)** Variance to construct concrete retaining wall exceeding maximum height in required side yard and rear yard than permitted by Ordinance.

W/s/o Singworth St., 800 ft. N/o Soundview Ave., a/k/a 72 Singworth Street, Oyster Bay, NY
SEC. 27 BLK. 7 LOT 182 ZONE R1-6/OB

HEARING NO. HO 1

APPEAL NO. 25-516 **PLAINVIEW**

CHANDRA SHAKER KOTTA: **(A)** Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to allow existing shed having less rear yard setback and exceeding maximum building coverage than permitted by Ordinance. **(C)** Amend Specific Plan as presented for Appeal No. 77-215 and granted by Decision of the Zoning Board of Appeals, dated July 6, 1977.

W/s/o Belmont Ave., 566.8 ft. S/o Susan Ct., a/k/a 1 Belmont Avenue, Plainview, NY
SEC. 46 BLK. 147 LOT 194 ZONE R1-7

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HEARING NO. HO 2

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**

NOVEMBER 9, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK