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 *DECEMBER 3, 2026,* at 7:00 P. M., to consider the following appeals:

BY ORDER OF THE ZONING BOARD OF APPEALS

HEARING NO. 1

APPEAL NO. 26-397 **MASSAPEQUA PARK**

JENNIFER CZACHOR: (A) Variance to construct a second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to allow an existing accessory unit in **PARENT/CHILD** residence exceeding maximum number of entrances than permitted by Ordinance.

W/s/o Park Ln., 300 ft. N/o Maryland Ave ., a/k/a 434 Park Lane, Massapequa Park, NY
SEC. 48 BLK. 550 LOT 7 ZONE R1-7

HEARING NO. 2

APPEAL NO. 26-398 **MASSAPEQUA PARK**

JENNIFER CZACHOR: (A) Variance to construct one story addition having less side yard setback than permitted by Ordinance. **(B)** Variance to construct driveway having less side yard setback than permitted by Ordinance.

W/s/o Park Ln., 300 ft. N/o Maryland Ave ., a/k/a 434 Park Lane, Massapequa Park, NY
SEC. 48 BLK. 550 LOT 7 ZONE R1-7

HEARING NO. 3

APPEAL NO. 26-343 **MASSAPEQUA**

MICHELLE LAQUIDARA: (A) Variance to construct 8.9 ft. by 8.4 ft. first floor addition, 7.75 ft. by 12.6 ft. front covered porch, second floor addition and allow existing 6 ft. by 10.9 ft. attached shed exceeding maximum gross floor area and building coverage than permitted by Ordinance. **(B)** Variance to construct 7.75 ft. by 12.6 ft. front covered porch and second floor addition having less average front yard setback than permitted by Ordinance. **(C)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance. **(D)** Variance to allow existing swimming pool having less side yard setback than permitted by Ordinance. **(E)** Variance to allow existing pool equipment having less side yard setback and front yard setback than permitted by Ordinance.

S/s/o Adam Rd., 98.59 ft. E/o Gloucester Rd., a/k/a 98 Adam Road, Massapequa, NY
SEC. 65 BLK. 150 LOT 1 ZONE R1-10/OHG

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HEARING NO. 4

APPEAL NO. 26-396 **MASSAPEQUA**

MELISSA J. HARDY: **(A)** Variance to allow existing sunroom and pergola deck having less 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 front roof over porch, sunroom, pergola and shed exceeding maximum building coverage than permitted by Ordinance.

S/s/o Connecticut Ave., W/o Forest Ave., a/k/a 6 Connecticut Avenue, Massapequa, NY
SEC. 52 BLK. 243 LOT 1158 ZONE R1-7

HEARING NO. 5

APPEAL NO. 26-300 **FARMINGDALE**

VIRGINIA CAMMARENE: **(A)** Variance to allow existing 6 ft. high fence exceeding maximum height across front yards (Lois Lane & Carmans Road) than permitted by Ordinance. **(B)** Variance to allow existing 4 ft. high PVC picket fence exceeding maximum height within 30 ft. of intersection than permitted by Ordinance. **(C)** Variance to allow existing shed having less front yard setback (Carmans Road) than permitted by Ordinance.

SE/ cor. of Fortesque Gate & Lois Ln., a/k/a 2 Fortesque Gate, Farmingdale, NY
SEC. 48 BLK. 554 LOT 1 ZONE R1-7

HEARING NO. 6

APPEAL NO. 26-339 **FARMINGDALE**

HECTOR BONILLA: Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Louis Drive) and exceeding maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Phillip Dr. & Louis Dr., a/k/a 1 Phillip Drive, Farmingdale, NY
SEC. 49 BLK. 184 LOT 6 ZONE R1-7

HEARING NO. 7

APPEAL NO. 26-340 **FARMINGDALE**

ANN MARIE BRESLIN: **(A)** Variance to construct roofed over open porch having less average front yard setback than permitted by Ordinance. **(B)** Variance to construct rear one story addition having less aggregate side yards than permitted by Ordinance. **(C)** Variance to allow existing 6.9 ft. by 6.9 ft. shed (East side of yard) having less side yard setback than permitted by Ordinance.

N/s/o Walnut St., 500.73 ft. W/o Cinque Dr., a/k/a 115 Walnut Street, Farmingdale, NY
SEC. 49 BLK. 259 LOT 10 ZONE R1-7

HEARING NO. 8

APPEAL NO. 26-341 **FARMINGDALE**

SURI SHARAD: **(A)** Variance to allow wood decks and sheds exceeding maximum building coverage than permitted by Ordinance. **(B)** Variance to allow existing driveway having less side yard setback than permitted by Ordinance.

S/s/o Sullivan Ave., 250 ft. E/o Hart St., a/k/a 222 Sullivan Avenue, Farmingdale, NY
SEC. 48 BLK. 463 LOT 75 ZONE R1-7

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HEARING NO. 9

APPEAL NO. 26-342 **FARMINGDALE**

SURI SHARAD: (A) Variance to allow existing second kitchen in a one-family dwelling for use as a **PARENT/CHILD** residence. **(B)** Variance to allow an existing accessory unit in **PARENT/CHILD** residence exceeding maximum number of bedrooms than permitted by Ordinance. **C)** Variance for the reduction of off-street parking spaces. Reduction of spaces to 2 when 3 parking spaces are required.

S/s/o Sullivan Ave., 250 ft. E/o Hart St., a/k/a 222 Sullivan Avenue, Farmingdale, NY
SEC. 48 BLK. 463 LOT 75 ZONE R1-7

HEARING NO. 10

APPEAL NO. 26-345 **FARMINGDALE**

CHRISTINA RADZIUS: Variance to construct one story addition and roofed over porch having less average front yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

W/s/o Hitchcock Ln., 362.73 ft. S/o Dorset Ln., a/k/a 19 Hitchcock Lane, Farmingdale, NY
SEC. 53 BLK. 171 LOT 7 ZONE R1-7

HEARING NO. 11

APPEAL NO. 26-338 **BETHPAGE**

STEVEN PORTIGIANO: (A) Variance to allow existing 13.6 ft. by 28 ft. rear roof over patio 10.3 ft. by 10.5 ft. shed exceeding maximum gross floor area and building coverage than permitted by Ordinance. **(B)** Variance to allow existing 13.6 ft. by 28 ft. rear roof over patio having less side yard setback than permitted by Ordinance. **(C)** Variance to allow existing 10.3 ft. by 10.5 ft. shed having less side yard setback than permitted by Ordinance.

E/s/o Concord Ave., 102.59 ft. N/o Revere Ave., a/k/a 45 Concord Avenue, Bethpage, NY
SEC. 46 BLK. 122 LOT 270 ZONE R1-7

HEARING NO. 12

APPEAL NO. 26-347 **BETHPAGE**

RAVINDER SINGH: Variance to allow existing 6 ft. high PVC fence exceeding maximum height across front yard (Thomas Avenue) and maximum height within 30 ft. of intersection than permitted by Ordinance.

NW/ cor. of Tenth St. & Thomas Ave., a/k/a 201 Tenth Street, Bethpage, NY
SEC. 46 BLK. 57 LOT 8 ZONE R1-6

HEARING NO. 13

APPEAL NO. 26-149 **HICKSVILLE**

SHAHVEZ AURANGZEB: Variance to allow existing second story addition having less roof pitch than permitted by Ordinance.

N/s/o Marvin Ave., 305.37 ft. W/o New South Rd., a/k/a 14 Marvin Avenue, Hicksville, NY
SEC. 46 BLK. 194 LOT 45 ZONE R1-6

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HEARING NO. 14

APPEAL NO. 26-315 **HICKSVILLE**

RAJESH KUMAR: **(A)** Variance to allow existing rear wood deck having less side yard setback than permitted by Ordinance. **(B)** Variance to allow existing rear wood decks and roof over cellar entrance having less aggregate side yards than permitted by Ordinance. **(C)** Variance to allow existing roof over cellar entrance exceeding maximum building coverage than permitted by Ordinance. **(D)** Amend Specific Plan as presented for Appeal No. 91-56 and granted by Decision of the Zoning Board of Appeals, dated January 23, 1992.

E/s/o Cliff Dr., 50 ft. N/o Chestnut St., a/k/a 31 Cliff Drive, Hicksville, NY
SEC. 12 BLK. 370 LOT 55 ZONE R1-7

HEARING NO. 15

APPEAL NO. 26-349 **HICKSVILLE**

ABDUL & MARIA SAHEBZADA: **(A)** Variance to reconstruct a 52.3 ft. by 28.4 ft. dwelling on partial new and partial existing foundation having less average side/front yard setback (Haverford Road), rear yard setback and exceeding maximum height than permitted by Ordinance; also encroachment of eaves and gutters. **(B)** Variance to allow existing barbeque island having less front yard setback (Hollins Road) than permitted by Ordinance. **(C)** Variance to allow exiting 6 ft. high PVC fence exceeding maximum height across front yard (Hollins Road) and maximum height within 30 ft. of intersection than permitted by Ordinance.

SE/ cor. of Haverford Rd. & Hollins Rd., a/k/a 66 Haverford Road, Hicksville, NY
SEC. 12 BLK. 344 LOT 1 ZONE R1-7

HEARING NO. 16

APPEAL NO. 26-329 **WOODBURY**

121 PIQUETS LLC: Variance to construct new dwelling on subdivided lot having less width of lot at front property line and width of lot from front property line to required rear yard than permitted by Ordinance. **PARCEL A**

W/s/o Piquets Ln., N/o Woodbury Rd., a/k/a 121 Piquets Lane, Woodbury, NY
SEC. 15 BLK. D LOT 527 ZONE R1-20

HEARING NO. 17

APPEAL NO. 26-330 **WOODBURY**

121 PIQUETS LLC: Variance to construct new dwelling on subdivided lot having less width of lot at front property line and width of lot from front property line to required rear yard than permitted by Ordinance. **PARCEL B**

W/s/o Piquets Ln., N/o Woodbury Rd., a/k/a 121 Piquets Lane, Woodbury, NY
SEC. 15 BLK. D LOT 527 ZONE R1-20

HEARING NO. 18

APPEAL NO. 26-334 **SYOSSET**

THOMAS ROTOLO: **(A)** Variance to construct front roofed over porch and second floor addition having less average front yard setback than permitted by Ordinance. **(B)** Variance to construct second floor addition having less rear yard setback than permitted by Ordinance; also encroachment of eaves and gutters.

S/s/o Pine Rd., 971.51 ft. E/o Jackson Ave., a/k/a 10 Pine Road, Syosset, NY
SEC. 15 BLK. F LOT 5 ZONE R1-7/R1-1A

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HEARING NO. HO 1

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. HO 2

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

NOVEMBER 23, 2026

BY ORDER OF THE ZONING BOARD OF APPEALS

TOWN OF OYSTER BAY, OYSTER BAY, NEW YORK