

**NOTICE OF PUBLIC HEARING  
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

Pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, notice is hereby given that the Town of Babylon Zoning Board of Appeals will hold a Public Hearing at

**Old Town Hall  
47 W. Main Street  
Babylon, New York 11702**

on **THURSDAY, NOVEMBER 18, 2021**

to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #21-184 of Natacha Desir, 31 Central Avenue, North Babylon, NY.  
Permission to diminish east side yard from 10' to 7.5'; diminish total side yards from 25' to 18' with stair encroachment. All in connection with an existing outside basement entrance. Property located on the north side of Central Avenue, 488.62' east of Commack Road, North Babylon, NY.

SCTM#0100-117-2-38

Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #21-141 of All Island Design, 9 Blue Spruce Lane, Commack, NY.  
Permission to diminish front yard setback from 30' to 19' on Campagnoli Avenue; diminish north side yard from 10' to 2' (for basement entrance); diminish rear yard setback from 30' to 18.2' with 2' roof overhang, stairs and basement entrance encroachments; diminish distance to front property line from 40' to 24' on Vespucci Avenue; diminish distance to front property line from 40' to 13' on Campagnoli Avenue (for deck); diminish distance to west side yard from 6' to 4.2'; diminish distance to rear lot line from 6' to 5'; diminish distance to front property line from 40' to 32.5' on Campagnoli Avenue (for shed). All in connection with an existing front deck with two (2) stairs, awning, shed and basement entrance. Property located on the northwest corner of Vespucci Avenue & Campagnoli Avenue, Copiague, NY.

SCTM#0100-199-2-16

Zoning District: Residence C Zone

Subject Premises: 125 Vespucci Avenue, Copiague

**6:10 p.m.**

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3. Application #21-192 of Jean Bunn, 49 Bethpage Road, Copiague, NY. Permission to diminish rear yard setback from 40' to 24' with 1' roof overhang. All in connection with the erection of a two (2) story side addition. Property located on the northeast corner of Bethpage Road & Iles Place, Copiague, NY.  
SCTM#0100-174-2-121  
Zoning District: Residence B Zone

**6:15 p.m.**

4. Application #21-189 of Miranda Zimnoch, 1909 Great Neck Road, Copiague, NY. Permission to diminish front yard setback from 30' to 25.1' on Jerome Place; diminish south side yard from 10' to 9.4' with 1' roof overhang encroachment. All in connection with the erection of a rear addition and an existing rear addition. Property located on the southeast corner of Wilson Avenue & Jerome Place, Amity Harbor, NY.  
SCTM#0100-182-2-84  
Zoning District: Residence C Zone  
Subject Premises: 70 Wilson Avenue, Amity Harbor

**6:20 p.m.**

5. Application #21-182 of Elena Galoppi & Henry Pacasoni, 33 Hale Road, North Babylon, NY. Permission to diminish west side yard from 10' to 4' -7"; diminish east side yard from 10' to 6'; diminish total side yards from 25' to 10' -7" with 1' roof overhang encroachment. All in connection with the erection of a one (1) story side addition, and existing side addition. Property located on the north side of Hale Road, 467.91' east of Deer Park Avenue, North Babylon, NY.  
SCTM#0100-151-1-76  
Zoning District: Residence C Zone

**6:25 p.m.**

6. Application #21-188 of Christopher D'Antonio, 21 Venetian Boulevard, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 26.9'; diminish north side yard from 10' to 7.9'; diminish total side yards from 25' to 19.7' with 2' roof overhang, stair, chimney, and window encroachments. All in connection with the erection of 1<sup>st</sup> & 2<sup>nd</sup> floor additions. Property located on the west side of Venetian Boulevard, 100' north of Maple Avenue, Lindenhurst, NY.  
SCTM#0100-226-3-115  
Zoning District: Residence C Zone

**6:30 p.m.**

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7. Application #21-185 of Michael Clark, 511 18<sup>th</sup> Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 24.7'; diminish west side yard from 10' to 6'; diminish total side yards from 25' to 19' with 2' roof overhang, stair, and chimney encroachments; diminish distance to rear lot line from 6' to 1' (for accessory building/shed); diminish distance to west side yard from 6' to 3.3' (for accessory building/shed); diminish distance to rear lot line from 2' to 1.9' (for accessory structure/shed). All in connection with the erection of a front porch, 2<sup>nd</sup> story addition with rear deck with stairs and an existing accessory building (shed) and an existing accessory structure (shed). Property located on the west side of 18<sup>th</sup> Street, 1,695.23' south of Wellwood Avenue, West Babylon, NY.

SCTM#0100-130-2-10

Zoning District: Residence C Zone

**6:35 p.m.**

8. Application #21-183 of Jose Tejada, 816 N. Jefferson Avenue, Lindenhurst, NY. Property located on the west side of N. Jefferson Avenue, 150.83' north of Front Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 27'; diminish north side yard from 12' to 8.4'; diminish south side yard from 12' to 10'; diminish total side yards from 30' to 18.4'; increase total building area from 20% to 27.4% (over by 520 sq. ft.) with 2' roof overhang and stair encroachment; diminish distance to west side yard from 6' to 5.2' (for semi-in-ground pool). All in connection with the erection of a side addition and front porch, and an existing rear porch, semi-in-ground pool, and shed.

SCTM#0100-208-5-30

Zoning District: Residence B Zone

**6:40 p.m.**

9. Application #21-187a (Lot #1) of Norma Lobo, 803 Bellmore Avenue, East Meadow, NY. Permission to diminish width at front property line from 100' to 50'; diminish total lot area from 12,500 sq. ft. to 7,286 sq. ft.; diminish north side yard from 15' to 12.5'; diminish south side yard from 15' to 12.5'; diminish total side yards from 35' to 25' with 2' roof overhang and chimney encroachment; subdivide a parcel of land from 100' x 143.94' x 100.03' x 146.32' into 50' x 145.13' x 50.01' x 146.32'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the west side of Willow Street, 600' south of Perry Lane, Wheatley Heights, NY.

SCTM#0100-14-1- p/o 41

Zoning District: Residence A Zone

Subject Premises: 18 Willow Street, Wheatley Heights

**6:45 p.m.**

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10. Application #21-187b (Lot #2) of Norma Lobo, 803 Bellmore Avenue, East Meadow, NY. Permission to diminish width at front property line from 100' to 50'; diminish total lot area from 12,500 sq. ft. to 7,226 sq. ft.; diminish north side yard from 15' to 12.5'; diminish south side yard from 15' to 12.5'; diminish total side yards from 35' to 25' with 2' roof overhang and chimney encroachment; subdivide a parcel of land from 100' x 143.94' x 100.03' x 146.32' into 50' x 143.94' x 50' x 145.13'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the west side of Willow Street, 550' south of Perry Lane, Wheatley Heights, NY.  
SCTM#0100-14-1-42 & p/o 41  
Zoning District: Residence A Zone  
Subject Premises: 18 Willow Street, Wheatley Heights

**6:50 p.m.**

11. Application #21-178 of Broadway Tires Inc. (tenant)/Sal's Property Inc. (prop. owner), 677 Route 110 (Broadway), Amityville, NY. Requesting renewal of a special exception permit to operate a public garage for auto repair; outdoor storage of old tires held for recycling. All in connection with an existing building (previously approved for three (3) years). Property located on the northwest corner of Route 110 (Broadway) & Jefferson Avenue, Amityville, NY.  
SCTM#0100-164-3-61.001  
Zoning District: Business E Zone

**6:55 p.m.**

12. Application #21-186 of All Island Paving Co. Inc. (tenant)/1178 Sunrise Highway LLC (prop. owner), 1178 Sunrise Highway, Copiague, NY. Permission to diminish front yard setback from 45' to 12.2' (for garage); diminish front yard setback from 45' to 26.4' (for office); allow outdoor storage as per site plan. All in connection with two (2) existing buildings. Property located on the north side of Sunrise Highway, approximately 400' west of Decker Street, Copiague, NY.  
SCTM#0100-175-2-52 & 53  
Zoning District: Business Eb Zone

**ALL PERSONS OR THEIR DULY APPOINTED REPRESENTATIVE MUST**

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**APPEAR IN PERSON AT THE ABOVE HEARING. ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, FOLLOWED BY ADJOURNED CASES. APPLICANTS AND INTERESTED PARTIES MUST APPEAR AT THE TIME SET FORTH ABOVE.**

BY ORDER OF THE ZONING BOARD OF APPEALS  
MICHAEL KANE, CHAIRMAN

Dated:            Babylon Town Hall  
                      Lindenhurst, New York  
                      October 25, 2021