

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

**NOTICE IS HEREBY GIVEN** that pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, the Town of Babylon Zoning Board of Appeals will conduct the following Public Hearings **by video conference with telephone conference call-in capability**, on **THURSDAY, MAY 20, 2021** at the time listed in the notice below. Any interested parties should call the Zoning Board Office at 631-957-3012 no later than 12:00 p.m., WEDNESDAY, MAY 19, 2021 to provide an email address to receive instructions for participating in the conference. Video conference link and/or call-in number will be provided by email for interested neighbors to be able to listen and participate in the proceedings. If you do not

want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the meeting online on the Town of Babylon YouTube channel at <https://bit.ly/3aNSG2P>. Interested parties will have an opportunity to comment after viewing the livestream, as described below.

**6:00 p.m.**

1. Application #21-055 of Susan Clarke, 356 Neptune Avenue, West Babylon, NY. Permission to diminish distance to front property line from 40' to 25' with stair encroachment. All in connection with an existing front deck with stairs. Property located on the south side of Neptune Avenue, 114' west of Rutgers Road, West Babylon, NY.  
SCTM#0100-159-2-11  
Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #21-057 of Thomas & Rachel Pinnola, 804 N. Indiana Avenue, Lindenhurst, NY. Permission to diminish distance to front property line from 40' to 31' on Frank Street. All in connection with an existing semi-in-ground pool. Property located on the northwest corner of N. Indiana Avenue & Frank Street, Lindenhurst, NY.  
SCTM#0100-208-5-9  
Zoning District: Residence B Zone

**6:10 p.m.**

3. Application #21-049 of Jacquelyne Crawford, 171 North 20<sup>th</sup> Street, Wheatley Heights, NY. Permission to increase total building area from 15% to 26.5% (over by 863 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the east side of N. 20<sup>th</sup> Street, 225' south of Lee Avenue, Wheatley Heights, NY.  
SCTM#0100-13-3-56.002  
Zoning District: Residence A Zone

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**6:15 p.m.**

4. Application #21-058 of William & Elizabeth Bettinelli, 248 Amsterdam Avenue, North Babylon, NY. Permission to increase total building area from 30% to 30.9% (over by 104 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the south side of Amsterdam Avenue, 90' west of Lenox Road, North Babylon, NY.  
SCTM#0100-140-2-18.002  
Zoning District: Residence C Zone

**6:20 p.m.**

5. Application #21-059 of Emiliano Rubio, 383 Parkside Court, Copiague, NY. Permission to diminish west side yard from 10' to 7.6' with 2' roof overhang encroachment. All in connection with the erection of a two (2) story side addition and two (2) rear decks with stairs. Property located on the north side of Parkside Court, 120' west of St. Ann's Avenue, Copiague, NY.  
SCTM#0100-194-2-59  
Zoning District: Residence C Zone

**6:25 p.m.**

6. Application #21-031 of Alexandra & Marc DeVitt, 2 Hendel Circle, Deer Park, NY. Permission to increase total building area from 20% to 26 % (over by 615 sq. ft.); diminish distance to front property line from 40' to 17.9' on Milleridge Drive (for shed #1); diminish distance to rear lot line from 8' to 0.9' (for shed #2); diminish distance to west lot line from 8' to 4' (for shed #2); diminish distance to front property line from 40' to 20' on Milleridge Drive (for pool). All in connection with the erection of an in-ground pool. Property located on the southwest corner of Hendel Circle & Milleridge Drive, Deer Park, NY.  
SCTM#0100-18-1-65  
Zoning District: Residence B Zone

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**6:30 p.m.**

7. Application #21-056 of Crossroads Shopping Center, LLC, 16 Melony Avenue, Plainview, NY. Permission to diminish front yard setback from 45' to 8.1' on Great Neck Road; diminish front yard setback from 45' to 10' on Albany Avenue; diminish off-street parking from 73 parking spaces to 60 parking spaces. All in connection with the erection of a two (2) story building. Property located on the northeast corner of Great Neck Road & Albany Avenue, Amityville, NY.

SCTM#0100-171-3-17 &18

Zoning District: Business Eb Zone

Subject Premises: 456 Albany Avenue. Amityville

**6:35 p.m.**

8. Application #21-054 of GSG, LLC/ Gaetano & Grace Pinello/ GSG, LLC/ 54 Garfield LLC/ Gaetano Pinello, 1175 Montauk Highway, Copiague, NY. Permission to diminish acreage from two (2) acres to 1.308 acres; diminish front yard setback from 40' to 11'10" on Montauk Highway; diminish front yard setback from 40' to 37.67' on Hawkins Blvd.; diminish off-street parking from 56 parking spaces to 55 parking spaces; decrease minimum square footage per one (1) bedroom unit from 4,000 sq. ft. per unit to 2,040 sq. ft. per unit; increase density from ten (10) units per acre to 21 units per acre. All in connection with the erection of an additional two (2) story apartment building with 12 - one (1) bedroom units (second phase of previously approved ZBA #18-231). Property located on the southwest corner of Montauk Highway & Hawkins Blvd., Copiague, NY.

SCTM#0100-193-4-55, 56, 57, 58, 59, & 60

Zoning District: Multiple Residence MR Zone

Subject Premises: 1163/ 1165/ 1175/ & 1195 Montauk Highway  
& 7 Hawkins Blvd., Copiague

**ALL APPLICANTS OR THEIR DULY APPOINTED REPRESENTATIVE ARE ASKED TO PARTICIPATE IN THE VIDEO CONFERENCE/CONFERENCE CALL TO**

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**PRESENT THEIR APPLICATION TO THE ZONING BOARD. IF AN APPLICANT IS UNABLE TO PARTICIPATE FOR ANY REASON; PLEASE CONTACT THE ZONING BOARD OFFICE AT 631-957-3012.**

**ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, AT THE TIME SET FORTH IN NOTICE. MEMBERS OF THE PUBLIC INTERESTED IN THE APPLICATION MAY LISTEN TO THE PROCEEDING, COMMENT DURING VIDEO CONFERENCE OR PHONE CONFERENCE AND SHALL HAVE 7 DAYS THEREAFTER TO COMMENT ON THE APPLICATION BY EMAIL OR REGULAR MAIL DIRECTED TO:**

**MAILING ADDRESS:  
TOWN OF BABYLON ZONING BOARD  
TOWN HALL  
200 E. Sunrise Highway  
Lindenhurst, NY 11757**

**EMAIL ADDRESS: [ZONINGCOMMENTS@TOWNOF BABYLON.COM](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)**

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

Dated:           Babylon Town Hall  
                  Lindenhurst, New York  
                  April 26, 2021