

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 in the

**TOWN BOARD ROOM  
(Located in the East Wing)  
at Babylon Town Hall,  
200 East Sunrise Highway,  
Lindenhurst, New York.**

on **THURSDAY, JUNE 2, 2022**  
**BEGINNING AT 6:00 P.M.**

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

**6:00 p.m.**

1. Application #22-063 of Charles Weinraub, Capstone Home Management LLC, 2792 Riverside Drive, Wantagh, NY. Permission to diminish north side yard from 10' to 5' (for outside cellar entrance); diminish south side yard from 10' to 2.3' (for attached garage); diminish total side yards from 25' to 7.3'; diminish rear yard setback from 30' to 20' (for attached garage). All in connection with legally maintaining an existing outside cellar entrance and attaching a detached garage. Property located on the east side of Great Neck Road, 576.47' south of Benjoe Drive, Amityville, NY.  
SCTM #0100-171-3-11  
Zoning District: Residence C Zone  
Subject Premises: 3416 Great Neck Road, Amityville

**6:05 p.m.**

2. Application #22-068 of Maneesh Kapoor, 137 E. 4<sup>th</sup> Street, Deer Park, NY. Permission to increase total building area from 30% to 33.9% (over by 294.88 sq. ft.); increase total building area from 45% of rear yard to 47.85% of rear yard (over by 83 sq. ft.) for pavers and pool; diminish distance to north side yard from 2' to 0.0' (for pavers); diminish distance to north side yard from 6' to 3.5' (for pool). All in connection with legally maintaining an existing pool and paver patio. Property located on the east side of E. 4<sup>th</sup> Street, 300' south of Grand Boulevard, Deer Park, NY.  
SCTM#0100-63-4-79  
Zoning District: Residence C Zone

**6:10 p.m.**

3. Application #22-073 of Lawrence McPartland, 343 Lagoon Drive South, Copiague, NY. Permission to increase total building area from 30% to 34.06% (for pavers & semi-in-ground pool). All in connection with the installation of a semi-in-ground pool. Property located on the northwest corner of Lagoon Drive South & Shore Drive South, Copiague, NY.  
SCTM#0100-185-2-44.109

Zoning District: Residence A Zone

**6:15 p.m.**

4. Application #22-056 of Joseph & Nancy Caltabiano, 1303 1<sup>st</sup> Street, West Babylon, NY. Permission to increase height from 30' to 31.25'; diminish north side yard from 40' to 24.4' on 1<sup>st</sup> Street (for porch); diminish west side yard from 40' to 33' on 13<sup>th</sup> Avenue (for 2<sup>nd</sup> story addition and porch); diminish east side yard from 15' to 10' (for 2<sup>nd</sup> story addition). All in connection with the erection of a 2<sup>nd</sup> story addition with front porch and rear deck. Property located on the southeast corner of 1<sup>st</sup> Street & 13<sup>th</sup> Avenue, West Babylon, NY.

SCTM#0100-134-2-19

Zoning District: Residence A Zone

**6:20 p.m.**

5. Application #22-069 of Erika L. O'Neil, 15 Lafayette Street, Copiague, NY. Permission to diminish front yard setback from 30' to 18' (for portico); diminish north side yard from 10' to 2.5' (for garage addition); diminish total side yards from 25' to 12.48' (for garage addition); with 2' roof overhang on portico. All in connection with the erection of a one (1) story garage addition, 2<sup>nd</sup> story bathroom, dormer, and front portico. Property located on the west side of Lafayette Street, 202.65' north of Montauk Highway, Copiague, NY.

SCTM#0100-180-3-63

Zoning District: Residence C Zone

**6:25 p.m.**

6. Application #22-070 of Mavis Tire (tenant)/Rhinebeck Realty, LLC (prop. owner), 358 Saw Mill River Road, Millwood, NY. Requesting renewal of a special exception permit to conduct a public garage for auto repair. All in connection with an existing building (previously approved for three (3) years). Property located on the southeast corner of Broadhollow Road & Gazza Boulevard, E. Farmingdale, NY.

SCTM#0100-36-3-1

Zoning District: Industry G Zone

Subject Premises: 1919 Broadhollow Road, E. Farmingdale

**6:30 p.m.**

7. Application #22-071 of Elite Gymnastics Center, Inc., 206 New Highway, Amityville, NY. Requesting renewal of a special exception permit for assembly occupancy as a gymnastics/dance center; diminish off-street parking from 156 parking spaces to 57 parking spaces. All in connection with an existing building (previously approved for three (3) years). Property located on the east side of New Highway, 313.84' south of Albany Avenue, Amityville, NY.

SCTM#0100-126.01-1-18.003

Zoning District: P.I.P. Zone

**6:35 p.m.**

8. Application #22-060b of 995 & 1015 Great Neck Road LLC (contract vendee/applicant)/ David DeToffol & Dianne Marshall, Co-Trustees of the Frank & Lidia Kiss Family Trust (prop. owner), 615 S. Wellwood Avenue, Lindenhurst, NY. Permission to diminish front street line from 75' to 68.38'; subdivide a parcel of land from 285.41' x 199.07' x 286.90' x 238.62' into 68.38' x 104.43' x 87.92' x 117.65'. All in connection with a six (6) lot subdivision and the erection of a one (1) family dwelling with internal garage and front porch. Property located on the west side of Great Neck Road, approximately 91' south of Copiague Place, Copiague, NY

SCTM#0100-179-4-14 & p/o 15 (Lot #2)

Zoning District: Residence C Zone

Subject Premises: 995 & 1015 Great Neck Road, Copiague

**6:40 p.m.**

9. Application #22-060c of 995 & 1015 Great Neck Road LLC (contract vendee/applicant)/ David DeToffol & Dianne Marshall, Co-Trustees of the Frank & Lidia Kiss Family Trust (prop. owner), 615 S. Wellwood Avenue, Lindenhurst, NY. Permission to diminish front street line from 75' to 60.82'; subdivide a parcel of land from 285.41' x 199.07' x 286.90' x 288.62' into 60.82' x 55.89' x 143.45' x 41.12' x 104.43'. All in connection with a six (6) lot subdivision and the erection of a one (1) family dwelling with internal garage and front porch. Property located on the west side of Great Neck Road, approximately 91' south of Copiague Place, Copiague, NY.

SCTM#0100-179-4-14 & p/o 15 (Lot #3)

Subject Premises: 995 & 1015 Great Neck Road, Copiague

**6:45 p.m.**

10. Application #22-060d of 995 & 1015 Great Neck Road LLC (contract vendee/applicant)/ DeToffol & Dianne Marshall, Co-Trustees of the Frank & Lidia Kiss Family Trust (prop. owner), 615 S. Wellwood Avenue, Lindenhurst, NY. Permission to diminish front street line from 75' to 60.90'; subdivide a parcel of land from 285.41' x 199.07' x 286.90' x 238.62' into 60.90' x 55.89' x 143.45' x 69.87' x 98.15'. All in connection with a six (6) lot subdivision and the erection of a one (1) family dwelling with internal garage and front porch. Property located on the west side of Great Neck Road, approximately 91' south of Copiague Place, Copiague, NY.

SCTM#0100-179-4-14 & p/o 15 (Lot #4)

Zoning District: Residence C Zone

Subject Premises: 995 & 1015 Great Neck Road, Copiague

**6:50 p.m.**

11. Application #22-060e of 995 & 1015 Great Neck Road LLC (contract vendee/applicant)/, DeToffol & Dianne Marshall, Co-Trustees of the Frank & Lidia Kiss Family Trust (prop. owner), 615 S. Wellwood Avenue, Lindenhurst, NY. Permission to diminish front street line from 75' to 68.3'; subdivide a parcel of land from 285.41' x 199.07' x 286.90' x 238.62' into 68.3' x 98.15' x 98.76' x 113.22'. All in connection with a six (6) lot subdivision and the erection of a one (1) family dwelling with internal garage and front porch. Property located on the west side of Great Neck Road, approximately 91' south of Copiague Place, Copiague, NY.

SCTM#0100-179-4-14 & p/o 15 (Lot #5)

Zoning District: Residence C Zone

Subject Premises: 995 & 1015 Great Neck Road, Copiague

**ALL PERSONS OR THEIR DULY APPOINTED REPRESENTATIVE MUST 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  
May 9, 2022