

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, SEPTEMBER 29, 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 #22-156 of Naj Shairzai, 191 Young Street, West Babylon, NY 11704.  
Permission to diminish rear yard setback from 40' to 20.2'; diminish distance to east side yard from 8' to 3.3'. All in connection with legally maintaining an existing shed and rear deck. Property located on the north side of Young Street, 92.68' east of Lewis Avenue, West Babylon, NY.  
SCTM#0100-142-3-18  
Zoning District: Residence B

**6:05 p.m.**

2. Application #22-157 of Joseph Massaro, Jr., 15 Deer Park Boulevard, Deer Park, NY.  
Permission to increase total building area from 20% to 31.84% (over by 1,222.46 sq. ft.); diminish distance to rear lot line from 8' to 1.8' (for shed); diminish distance to south side yard from 2' to 0.8' (for lean-to). All in connection with legally maintaining an existing rear shed, a side yard shed, a lean-to, a paver pool patio, a hot tub, and an outside cellar entrance. Property located on the southeast corner of Deer Park Boulevard & Claremont Street, Deer Park, NY.  
SCTM#0100-20-2-36  
Zoning District: Residence B

**6:10 p.m.**

3. Application #22-159 of Kenneth D'Abramo, 1 East Belle Terre Avenue, Lindenhurst, NY.  
Permission to increase height of accessory building (garage) from 14' to 21'. All in connection with the erection of a proposed detached garage. Property located on the south side of East Belle Terre Avenue, 220' east of Venetian Promenade, Lindenhurst, NY.  
SCTM#0100-189-4-55.001  
Zoning District: Residence C

**6:15 p.m.**

4. Application #22-153 of Daniel Russo, 50 Bacon Lane, Babylon, NY. Permission to increase height from 30' to 31.187'. All in connection with the erection of a two (2) story (raised) single family dwelling. Property located on the east side of Western Concourse, 2,878.9' south of George Brown Plaza, Amity Harbor, NY.  
SCTM#0100-183-1-86.001  
Zoning District: Residence C  
Subject Premises: 118 Western Concourse, Amity Harbor

**6:20 p.m.**

5. Application #22-154 of Multibrands Copiague Operating Company LLC dba Dunkin, 1115 Montauk Highway, Copiague, NY. Permission to increase number of wall signs on the western elevation from one (1) sign to two (2) signs; increase number of wall signs on the eastern elevation from one (1) sign to two (2) signs; increase number of wall signs from four (4) wall signs to five (5) wall signs; increase number of ground signs per parcel from one (1) ground sign to three (3) ground signs. All in connection with the erection of ground (pylon menu board) and wall signs. Property located on the northeast corner of Montauk Highway & Pinelawn Avenue, Copiague, NY.  
SCTM#0100-193-4-62  
Zoning District: Business E

**6:25 p.m.**

6. Application #22-160 of The Lofts at Gail Grace LLC, 615 S. Wellwood Avenue, Lindenhurst, NY. Permission to increase permitted density in DC zone from 8 units permitted to 12 units proposed. All in connection with the erection of a proposed three (3) story mixed-use building with 1<sup>st</sup> floor retail space and twelve (12) studio apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Property located on the northeast corner of Great Neck Road & Marconi Boulevard, Copiague, NY.  
SCTM#0100-197-1-5.001  
Zoning District: Downtown Copiague DC  
Subject Premises: 603 Marconi Boulevard, 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  
September 6, 2022

