

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

Pu0rsuant 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 Babylon Town Hall, 200 East Sunrise Highway, North Lindenhurst, New York on **THURSDAY, OCTOBER 12, 2017** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #17-214 of Richard Jacullo, 27 Shipman Avenue, North Babylon, NY. Permission to diminish west side yard from 10' to 8'. All in connection with an existing 2<sup>nd</sup> story rear porch. Property located on the northwest corner of Shipman Avenue & Euclid Street, North Babylon, NY.  
SCTM#0100-113-3-68  
Zoning District: Residence C Zone

**6:00 p.m.**

2. Application #17-209 of Jason Burmeister, 25 Spruce Place, Lindenhurst, NY. Permission to increase total building area from 30% to 34.2% (over by 257 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the north side of Spruce Place, 279.45' east of Granada Parkway, Lindenhurst, NY.  
SCTM#0100-227-5-32  
Zoning District: Residence C Zone

**6:00 p.m.**

3. Application #17-216 of Raul Vega, 1093 Little East Neck Road, West Babylon, NY. Permission to increase total building area from 20% to 26.3% (over by 477 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the east side of Little East Neck Road, 525' south of Bailey Street. West Babylon, NY.  
SCTM#0100-137-3-7  
Zoning District: Residence B Zone

**6:00 p.m.**

4. Application #17-193 of Rosa Bianchi, 145 Brookside Avenue, North Babylon, NY. Permission to diminish south side yard setback from 12' to 9.6' (for rear/side porch); diminish distance to north side yard from 8' to 1.5' (for addition to detached garage); increase garage area from 250 sq. ft. for one (1) bay to 558 sq. ft. for one (1) bay; increase building area for accessory building from 500 sq. ft. to 923 sq. ft. (detached garage, shed and gazebo). All in connection with an existing rear/side porch, addition to detached garage, shed, gazebo, and basement entrance. Property located on the east side of Brookside Avenue, 314' north of Sunrise Highway, North Babylon, NY.  
SCTM#0100160-3-2  
Zoning District: Residence B Zone

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**6:10 p.m.**

5. Application #17-213 of Monica Colonna, 101 Salem Avenue, West Babylon, NY. Permission to diminish total lot area from 10,000 sq. ft. to 6,750 sq. ft.; diminish front yard setback from 30' to 26'; diminish east side yard from 12' to 5.13'; diminish total side yard from 30' to 22.5'; diminish rear yard setback from 40' to 27.3'; increase total building area from 20% to 22.3% (over by 156 sq. ft.) with 2' roof overhang and stair encroachment; increase curb cuts from one (1) allowed to two (2) curb cuts; increase driveway parking in front yard from 40% to 45% (over by 98 sq. ft.). All in connection with the erection of a side addition, rear dormer, new driveway and an existing one (1) family dwelling. Property located on the north side of Salem Avenue, 117.44' east of Golding Avenue, West Babylon, NY.  
SCTM#0100-157-2-44  
Zoning District: Residence B Zone

**6:10 p.m.**

6. Application #17-212 of JGBC Corp., 530 Long Beach Road, St. James, NY. Permission to diminish rear yard setback from 30' to 12.45'. All in connection with the erection of a 2<sup>nd</sup> story rear deck with stairs. Property located on the northeast corner of George Brown Plaza & Emerson Avenue, Amity Harbor, NY.  
SCTM#0100-181-2-180  
Zoning District: Residence C Zone  
Premises: 37 George Brown Plaza, Amityville

**6:10 p.m.**

7. Application #17-210 of T & M Property Management, Inc., 843 East Bay Drive, West Islip, NY. Permission diminish west side setback from 10' to 5'; allow sign to face waterway. All in connection with the legalization of non-conforming wall and ground signs. Property located on the south end of S. Great Neck Road, Copiague, NY.  
SCTM#0100-191-3-42.001  
Zoning District: Residence A Zone  
Premises: 519 South Great Neck Road, Copiague

**6:10 p.m.**

8. Application 17-211 of Walmart (tenant)/Metropolitan Tower Life Insurance Group (property owner), 901 Broad Hollow Road, Farmingdale, NY. Renewal of a special exception permit to conduct a public garage as a tire center and perform oil changes. All in connection with an existing building (previously approved for three (3) years). Property located on the east side of Route 110, 3,790.82' south of Conklin Street, Farmingdale, NY.  
SCTM#0100-71-4-4.004  
Zoning District: Industry G Zone

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**6:20 p.m.**

9. Application #17-217 of Nassau Fire Apparatus (tenant)/Venture Holding & Management Corp. (prop. owner), 120 Otis Street, West Babylon, NY. Renewal of a special exception permit to conduct a public garage as an auto body repair shop. All in connection with an existing building (previously approved for three (3) years). Property located on the southwest corner of Patton Avenue & Otis Street, West Babylon, NY.  
SCTM#0100-77-1-32  
Zoning District: Industry Gb Zone

**6:20 p.m.**

10. Application #17-215 of SS Lindenhurst, LLC, 7505 W. Sand Lake Road, Orlando, FL. Permission to increase total building area from 30% to 34.6% (over by 5,949.1 sq. ft.); diminish front yard setback from 100' to 62'. All in connection with the erection of a self-storage facility, outdoor storage of RV's and site improvements. Property located on the south side of Route 109, 550' east of Wellwood Avenue, Lindenhurst, NY.  
SCTM#0100-125-1-12  
Zoning District: Industry H Zone  
Premises: 1070 Route 109, Lindenhurst

**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, TO BE FOLLOWED BY ADJOURNED CASES.**

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

Dated: Babylon Town Hall  
Lindenhurst, New York  
SEPTEMBER 19, 2017