

**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 Babylon Town Hall, 200 East Sunrise Highway, North Lindenhurst, New York on **THURSDAY, OCTOBER 26, 2017** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #17-232 of Ameneh F. Niknam, 24 Penn Drive, Dix Hills, NY. Permission to diminish rear yard setback from 40' to 38'; increase total building area from 15% to 17% (over by 281 sq. ft.); diminish distance to west side yard from 2' to 0' for shed #1; diminish distance to street line from 50' to 42' on Briarwood Road for shed #2. All in connection with an existing 2nd story rear deck with stairs and two sheds. Property located on the northwest corner of Norwood Place & Briarwood Road, Wheatley Heights, NY.  
SCTM#0100-9-1-56  
Zoning District: Residence A Zone  
Premises: 2 Norwood Place, Wheatley Heights, NY

**6:00 p.m.**

2. Application #17-228 of Jamie Catalano, 70 Pickwick Lane, N. Babylon, NY. Permission to diminish rear yard setback from 30' to 23.5'; increase total building area from 30% to 35.9% (over by 434 sq. ft.) with 1' roof overhang encroachment; diminish distance to east side yard from 6' to 5.4'. All in connection with an existing rear porch and in-ground pool. Property located on the south side of Pickwick Lane, 353.03' west of Hitherdell Lane, N. Babylon, NY.  
SCTM#0100-153-1-57  
Zoning District: Residence C Zone

**6:00 p.m.**

3. Application #17-230 of Ronald & Eileen Alcus, 15 Inlet Drive, Lindenhurst, NY. Permission to diminish north side yard from 10' to 8'; diminish south side yard from 18' to 6.3'; diminish total side yards from 25' to 14.3'; diminish rear yard setback from 30' to 3.4'; increase total building area from 30% to 37% (over by 271 sq. ft.) with stair encroachment. All in connection with the erection of a 3rd level deck and an existing 2nd level deck with stairs. Property located on the east side of Inlet Drive, 102' south of Lido Promenade, Lindenhurst, NY.  
SCTM#0100-188-2-3  
Zoning District: Residence C Zone

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**6:00 p.m.**

4. Application #17-231 of Andreas Karampelas, 313 Lake Avenue, Deer Park, NY. Permission to diminish distance from street line from 40' to 6' on West 12th Street; diminish distance from street line from 40' to 38' on Lake Avenue. All in connection with the erection of an in-ground pool. Property located on the northeast corner of Lake Avenue & W. 12<sup>th</sup> Street, Deer Park, NY.  
SCTM#0100-61-3-72  
Zoning District: Residence C Zone

**6:10 p.m.**

5. Application #17-225 of William Clark, 75 Western Concourse, Amity Harbor, NY. Permission to diminish front yard setback from 30' to 25' on James Road; diminish front yard setback from 30' to 15'4" on Western Concourse; diminish rear yard setback from 30' to 27'4" with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch with stairs and stairs to rear deck. Property located on the southwest corner of Western Concourse & James Road, Amity Harbor, NY.  
SCTM#0100-183-1-21  
Zoning District: Residence C Zone

**6:10 p.m.**

6. Application #17-208 of Ronnie McAteer, 12 West Marine Avenue, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 21'; diminish west side yard from 10' to 5'; diminish total side yards from 25' to 14.2'; diminish rear yard setback from 30' to 18.9' with 2' roof overhang and chimney and stair encroachment. All in connection with the raising of dwelling and an existing front porch and rear addition. Property located on the north side of Marine Avenue W., 100' west of Riviera Drive, Lindenhurst, NY.  
SCTM#0100-190-3-106  
Zoning District: Residence C Zone

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**6:10 p.m.**

7. Application #17-235 of Texas Roadhouse Holdings (tenant)/Deer Park Commons LLC (prop. owner), 6040 Dutchmans Lane, Louisville, KY. Renewal of permission to increase sign area for a secondary wall sign from 91 sq. ft. maximum to 109 sq. ft. All in connection with a non-conforming wall sign (previously approved for five (5) years). Property located on the northwest corner of Long Island Avenue & Commack Road, Deer Park, NY.  
SCTM#0100-44-2-15.001  
Zoning District: Business E Zone  
Premises: 502 Commack Road, Deer Park, NY

**6:10 p.m.**

8. Application #17-229 of Par-Tee Mini Golf, Inc. d/b/a Monster Mini Golf (tenant)/Triangle Properties #5A LLC (prop. owner), 410 Commack Road, Deer Park, NY. Renewal of a special exception permit for a place of amusement (indoor mini-golf); diminish off-street parking from 361 spaces required to 80 spaces provided. All in connection with an existing building (previously approved for three (3) years). Property located on the west side of Commack Road, 706.59' south of Marcus Boulevard, Deer Park, NY.  
SCTM#0100-65-1-22  
Zoning District: Industry Ga Zone

**6:20 p.m.**

9. Application #17-224 of Streetside Restorations (tenant)/Joseph Frederick Gazza (prop. owner). Requesting a special exception permit to conduct a public garage for auto body and repair. All in connection with an existing building. Property located on the east side of Dale Street, 660.33' north of Edison Avenue, W. Babylon, NY.  
SCTM#0100-74-2-21.008  
Zoning District: Industrial G Zone

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**6:20 p.m.**

10. Application #17-233 of Starbucks Coffee Company (tenant)/R & F Farmingdale LLC, 2401 Utah Avenue, South Seattle, WA. Permission to diminish off-street parking from 290 parking spaces required to 176 parking spaces provided; increase number of buildings from one (1) to two (2). All in connection with the erection of a building with site improvements. Property located on the northeast corner of Broad Hollow Road & Schmitt Boulevard, Farmingdale, NY.  
SCTM#0100-36-1-3  
Zoning District: Industry Ga Zone  
Premises: 2015 Broad Hollow Road, Farmingdale, NY

**6:20 p.m.**

11. Application #17-234 of Starbucks Coffee Company (tenant)/R & F Farmingdale LLC, 2401 Utah Avenue, South Seattle, WA. Permission to increase number of signs from one (1) sign to three (3) signs (south elevation); increase number of signs from one (1) sign to three (3) signs (north elevation); increase number of signs from one (1) sign to two (2) signs (west elevation); increase number of ground signs from one (1) ground sign to six (6) ground signs; increase length of west wall sign from 12'1.5" to 18'10". All in connection with the erection of non-conforming wall and ground signs. Property located on the northeast corner of Broad Hollow Road & Schmitt Boulevard, Farmingdale, NY.  
SCTM#0100-36-1-3  
Zoning District: Industry Ga Zone  
Premises: 2015 Broad Hollow Road, Farmingdale, NY

**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  
OCTOBER 2, 2017