

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, NOVEMBER 2, 2017** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #17-238 of Bobby Bora, 43 Kinsella Street, Dix Hills, NY. Permission to diminish distance to north side yard from 6' to 2.8'; allow an accessory building without a main building. All in connection with an existing accessory building (shed). Property located on the west side of E. Shore Road, 140' south of Wilson Place, Lindenhurst, NY.
SCTM#0100-227-1-14
Zoning District: Residence C Zone
Premises: 358 E. Shore Road, Lindenhurst, NY

6:00 p.m.

2. Application #17-244a (Lot #1) of Stanley Gilpin Living Revocable Trust, 5 Nathalie Avenue, Amityville, NY. Permission to diminish total lot area from 10,000 sq. ft. to 8,000 sq. ft.; subdivide a parcel of land from 160' x 100' into 80' x 100'. All in connection with the erection of a one (1) family dwelling with attached garage and front porch. Property located on the west side of Dunbar Street, 220' south of DuBois Street, Amityville, NY.
SCTM#0100-172-1-p/o 47.003
Zoning District: Residence B Zone
Premises: 21 Dunbar Street, Amityville, NY

6:00 p.m.

3. Application #17-244b (Lot #2) of Stanley Gilpin Living Revocable Trust, 5 Nathalie Avenue, Amityville, NY. Permission to diminish total lot area from 10,000 sq. ft. to 8,000 sq. ft.; subdivide a parcel of land from 160' x 100' into 80' x 100'. All in connection with the demolition of an existing dwelling and erection of a one (1) family dwelling with attached garage and front porch. Property located on the west side of Dunbar Street, 300' south of DuBois Street, Amityville, NY.
SCTM#0100-172-1-p/o 47.003
Zoning District: Residence B Zone
Premises: 21 Dunbar Street, Amityville, NY

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4. Application #17-236 of TD Bank NA(tenant)/Micki Rice (prop. owner), 1200 Horizon Way, Mount Laurel, NJ. Renewal of permission to increase number of wall signs per elevation on the east side from one (1) sign to two (2) signs. All in connection with a non-conforming wall sign (previously approved for five (5) years). Property located on the southwest corner of Deer Park Avenue & Rutland Street, Deer Park, NY.
SCTM#0100-20-3-5
Zoning District: Residence B Zone
Premises: 2178 Deer Park Avenue, Deer Park, NY

6:10 p.m.

5. Application #17-243 of Cory Muscara, MD, PC, 580 Sunrise Highway, W. Babylon, NY. Renewal of permission to increase monument sign height from 6' to 11'. All in connection with a non-conforming monument sign (previously approved for three (3) years). Property located on the southwest corner of Sunrise Highway & S. Jerome Avenue, W. Babylon, NY.
SCTM#0100-158-3-3.001
Zoning District: Business Eb Zone

6:10 p.m.

6. Application #17-240 of Lowe's Home Center LLC (tenant)/NYMH Farmingdale New York, NY LLC (prop. owner), 1605 Curtis Bridge Road, Wilkesboro, NC. Renewal of permission to increase number of wall signs per elevation on the east side from one (1) to three (3); increase sign area from 300 sq. ft. to 484 sq. ft. (over by 184 sq. ft., or 61%); increase height from 6' to 11' for sign A; increase height from 6' to 7'8" for sign B; increase height from 6' to 8'9" for sign C; increase height from 6' to 7' for sign D; increase height from 6' to 7' for sign E. All in connection with non-conforming wall signs (previously approved for five (5) years). Property located on the south side of Price Parkway, 222' west of Route 110, E. Farmingdale, NY.
SCTM#0100-34-1-3.003
Zoning District: Industry Ga Zone
Premises: 90 Price Parkway, Farmingdale, NY

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6:10 p.m.

7. Application #17-242 of Pet Smart, Inc. (tenant)/Airport Plaza LLC (prop. owner), 19601 North 27th Avenue, Phoenix, AZ. Renewal of permission to increase number of signs on the south wall from one (1) to five (5). All in connection with a non-conforming wall sign previously approved for five (5) years. Property located on the south side of Conklin Street, 814' east of Route 110, Farmingdale, NY.
SCTM#0100-50-1-5.019
Zoning District: Industry G Zone
Premises: 241 Airport Plaza (Route 110), Farmingdale, NY

6:10 p.m.

8. Application #17-241 of Pet Smart, Inc. (tenant)/Airport Plaza LLC (prop. owner), 19601 North 27th Avenue, Phoenix, AZ. Renewal of special exception permit for veterinary office, pet store and kennel. All in connection with a portion of an existing building (previously approved for five (5) years). Property located on the south side of Conklin Street, 814' east of Route 110, Farmingdale, NY.
SCTM#0100-50-1-5.019
Zoning District: Industry G Zone
Premises: 241 Airport Plaza (Route 110), Farmingdale, NY

6:20 p.m.

9. Application #17-188 of G & J Bestway Auto Repair, Inc. (tenant)/Arev & Mert Realty Corp. (prop. owner), 154 Long Island Avenue, Wyandanch, NY. Renewal of a special exception permit to conduct a public garage as an auto body & automobile repair shop. All in connection with an existing building (previously approved for three (3) years). Property located on the southeast corner of Long Island Avenue & S. 27th Street, Wyandanch, NY.
SCTM#0100-56-1-41.001
Zoning District: Residence C Zone

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6:20 p.m.

10. Application #17-239 of Derek Powell (tenant)/John Cruz (prop. owner), 370C Commack Road, Deer Park, NY. Renewal of a special exception permit to conduct a public garage for automobile repair; diminish off-street parking from 41 spaces to 22 spaces. All in connection with a portion of an existing building (previously approved for one (1) year). Property located on the west side of Commack Road, 431.12' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-66-2-17.002
Zoning District: Industry G Zone

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 10, 2017