

**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 30, 2017** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #17-259 of Joann Slavin, 15 Flint Road, Amity Harbor, NY.  
Permission to diminish distance to rear yard from 6' to 5' (for greenhouse). All in connection with an existing greenhouse. Property located on the north side of Flint Road, 320' west of Coolidge Avenue, Amity Harbor, NY.  
SCTM#0100-182-1-49  
Zoning District: Residence C Zone

**6:00 p.m.**

2. Application #17-253 of Todd S. Rauch, 81 E. Santa Barbara Road, Lindenhurst, NY. Permission for 6' fence around vacant land. All in connection with an existing fence. Property located on the south side of E. Santa Barbara Road, 1,397.17' east of E. Riviera Drive, Lindenhurst, NY.  
SCTM#0100-188-1-84  
Zoning District: Residence C Zone  
Premises: 91 E. Santa Barbara Road, Lindenhurst

**6:00 p.m.**

3. Application #17-257 of Kerrie Hernandez, 121 Kerrigan Road, Copiague, NY.  
Permission to diminish west side yard from 10' to 9'11"; diminish distance to rear yard from 6' to 3'9" (for deck). All in connection with an existing breezeway, attached garage and pool deck with stairs. Property located on the north side of Kerrigan Road, 185' east of Jervis Avenue, Copiague, NY.  
SCTM#0100-182-2-129  
Zoning District: Residence C Zone

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**6:00 p.m.**

4. Application #17-252 of Christine & Richard Beltran, 1 Angelica Court, West Babylon, NY. Permission to increase total building area from 20% to 31.8% (over by 1,186 sq. ft.); diminish distance to street line from 40' to 20' on Bergen Avenue (for deck with stairs); diminish distance to east side yard from 2' to 1.7' (for shed); diminish distance to street line on Bergen Avenue from 40' to 11.7' (for hot tub); diminish distance to street line on Bergen Avenue from 40' to 13.8' (for semi-in-ground pool). All in connection with an existing semi-inground pool, hot tub, deck with stairs on Bergen Avenue, rear deck and shed. Property located on the northeast corner of Angelica Court & Bergen Avenue, West Babylon, NY.  
SCTM#0100-230-1-45  
Zoning District: Residence B Zone

**6:10 p.m.**

5. Application #17-255 of Maria L. McSweeney, 19 Sawyer Avenue, West Babylon, NY. Permission to diminish east side yard from 10' to 8'; diminish total side yards from 25' to 17.8' with 2' roof overhang encroachment. All in connection with the erection of a 2<sup>nd</sup> story addition. Property located on the north side of Sawyer Avenue, 370' west of Norton Avenue, West Babylon, NY.  
SCTM#0100-210-2-39.002  
Zoning District: Residence C Zone

**6:10 p.m.**

6. Application #17-258 of Zbigniew Jakubiak, 3 Macchia Court, Deer Park, NY. Permission to diminish front yard setback from 30' to 26'; diminish rear yard setback from 30' to 20' with stair encroachment. All in connection with the erection of a one (1) family dwelling with front and rear deck with stairs. Property located on the west side of W. Lido Promenade, 2,948.42' southwest of Riviera Drive West, Lindenhurst, NY.  
SCTM#0100-186-1-118  
Zoning District: Residence C Zone  
Premises: 298 W. Lido Promenade, Lindenhurst

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**6:10 p.m.**

7. Application 17-261 of Wellwood Energy, Ltd. d/b/a EXTRA FUELS (tenant)/ 641 Wellwood Avenue, LLC (prop. owner), 641 Wellwood Avenue, Lindenhurst, NY. Renewal of permission to increase sign height for ground sign from 15' to 16'7"; increase sign area from 12 sq. ft. to 19 sq. ft.; diminish east side setback from 10' to 1'. All in connection with an existing non-conforming ground sign (previously approved for three (3) years). Property located on the northwest corner of 49th Street & N. Wellwood Avenue, Lindenhurst, NY.  
SCTM#0100-207-1-66  
Zoning District: Business E Zone

**6:10 p.m.**

8. Application #17-260 of Bang's Tow Service Inc. (tenant)/MJLD Realty LLC (prop. owner), 20 Eads 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 west side of Eads Street, 125' north of Edison Avenue, West Babylon, NY.  
SCTM#0100-74-2-23.009  
Zoning District: Industry Ga Zone

**6:20 p.m.**

9. Application #17-256 of New Cingular Wireless PCS, LLC (AT & T) c/o Shore 2 Shore (applicant)/Joseph Zito, Carmine Zito & Anthony Zito (prop. owners), 5550 Merrick Road, Suite 302, Massapequa, NY. Requesting a special exception permit for a personal wireless facility within 150' of a residential zone. All in connection with an existing building. Property located on the southeast corner of Little East Neck Road & Silver Street, West Babylon, NY.  
SCTM#0100-138-2-1.001, 6.001 & 3  
Zoning District: Business E Zone  
Premises: 1025 Little East Neck Road, West Babylon

**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  
NOVEMBER 6, 2017