

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, MARCH 8, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-015 of Thomas Klingensmith, 81 Conklin Street, Deer Park, NY. Permission to diminish north side yard from 10' to 7.10'; diminish total side yards from 25' to 19.6' with 2' roof overhang encroachment. All in connection with an existing rear addition. Property located on the east side of Conklin Street, 1,049.45' west of Brentwood Avenue, Deer Park, NY.
SCTM#0100-43-2-83
Zoning District: Residence C Zone

6:00 p.m.

2. Application #18-021 of Frank & Maria Salvaggio, 133 Glen Road, North Babylon, NY. Permission to diminish distance to rear lot line from 6' to 4.5' for shed #1; diminish distance to rear lot line from 6' to 5.8' for shed #2. All in connection with two (2) existing accessory buildings (sheds). Property located on the south side of Glen Road, 463.45' east of Cooper Road, North Babylon, NY.
SCTM#0100-152-1-24 & 23
Zoning District: Residence C Zone

6:00 p.m.

3. Application #18-018 of Stop & Shop (tenant) c/o Agnoli Sign Company Inc. (agent)/Liljohn Building LLC (prop. owner), 722 Worthington Street, Springfield, MA. Renewal of permission to increase number of signs per elevation on the south side from one (1) sign to eight (8) signs. All in connection with a non-conforming wall sign (previously approved for three (3) years). Property located on the northwest corner of Montauk Highway & Great East Neck Road, West Babylon, NY.
SCTM#0100-223-1-4
Zoning District: Business E Zone
Premises: 575 West Montauk Highway, West Babylon

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4. Application #18-019 of Stop & Shop (tenant) c/o Agnoli Sign Company, Inc. (agent)/Stop & Shop Supermarkets, Inc. (prop. owner), 722 Worthington Street, Springfield, MA. Renewal of permission to increase number of signs per elevation on south side from one (1) to twelve (12); increase sign height from 6' per wall to 6'8". All in connection with an existing non-conforming wall sign. All in connection with an existing non-conforming wall sign. Property located on the west side of Golding Avenue, 617' south of Sunrise Highway, West Babylon, NY. SCTM#0100-156-4-31.001
Zoning District: Industry G Zone
Premises: 88 Golding Avenue, West Babylon

6:10 p.m.

5. Application #18-017 of Stop & Shop (tenant) c/o Agnoli Sign Company, Inc. (agent)/RGP Owners DP LLC (prop. owner), 722 Worthington Street, Springfield, MA. Renewal of permission to increase number of signs per elevation on the west side from one (1) to nine (9); increase sign height on west side from 6' per wall sign to 6'8"; increase sign height on north side from 6' per sign to 6'8". All in connection with an existing non-conforming wall sign (previously approved for three (3) years). Property located on the northeast corner of Commack Road & Grand Boulevard, Deer Park, NY. SCTM#0100-68-1-46.001
Zoning District: Industry G Zone
Premises: 421 Commack Road, Deer Park

6:10 p.m.

6. Application #18-012 of Main & Elm, LLC & Poly C, LLC, 500 Old Country Road, Garden City, NY. Renewal of permission to increase total sign area for directory sign from 50 sq. ft. maximum to 374 sq. ft. per side (total of 748 sq. ft.); increase sign height from 15' maximum to 19.4'; diminish sign grade from 8' to 0'; allow a portion of the sign to name off-premise advertising. All in connection with a non-conforming, multi-tenant directory sign (previously approved for five (5) years). Property located on the east side of Route 110, 3,790.62' south of Conklin Street, Farmingdale, NY. SCTM#0100-71-1-4.003
Zoning District: Industry G Zone
Premises: 901 Broadhollow Road, Farmingdale

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7. Application #18-022 of MLO Great South Bay LLC c/o Olshan Facilities Mgmt., 5500 New Albany Road, Suite 200, New Albany, OH. Renewal of permission to increase the number of ground signs from one (1) sign to three (3) signs; increase height of monument sign from 6' to 8'4"; increase height of pylon sign from 18' to 20'; increase area of a directory sign with 13 tenants from 75 sq. ft. maximum allowed per directory sign to 92 sq. ft. per side, for a total of 184 sq. ft.; diminish minimum distance from grade to bottom of directory sign from 8'4" to 0'; diminish grade to top from 2 ½' to 0'. All in connection with a non-conforming monument sign and two (2) directory signs with 13 tenants (previously approved for five (5) years). Property located on the northwest corner of Montauk Highway & Brookdale Road, West Babylon, NY.
SCTM#0100-222-1-1.002
Zoning District: Business E Zone
Premises: 895 Montauk Highway, West Babylon

6:10 p.m.

8. Application #17-280 of DCC Realty LLC, 3214 Monterey Drive, Merrick, NY. Renewal of a special exception permit to operate a public garage for auto body repair; outdoor storage of seven (7) vehicles per site plan. All in connection with an existing building (previously approved for two (2) years). Property located on the southwest corner of Montauk Highway & Riviera Parkway, Lindenhurst, NY.
SCTM#0100-226-3-180
Zoning District: Business E Zone

6:20 p.m.

9. Application #18-006 of Redline Collision LLC (tenant)/Francis Kokkoris, Trustee (prop. owner), 30 Brook Avenue, Deer Park, NY. Requesting a special exception permit to conduct a public garage for auto body repair; outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building. Property located on the west side of Brook Avenue, 197.66' north of Bay Shore Road, Deer Park, NY.
SCTM#0100-118-2-35
Zoning District: Industry G Zone

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6:20 p.m.

10. Application #18-016 of Atlantic Tactical Inc. (tenant)/Call Properties LLC (prop. owner), 763 Corporate Circle, New Cumberland, PA. Requesting special exception permit for retail use (for sale of firearms, gunpowder, and ammunition); for storage of gunpowder, black explosives, low grade ammunition, and primers. All in connection with an existing building. Property located on the south side of Route 109, 1,358.40' west of Southern State Parkway, East Farmingdale, NY.
SCTM#0100-97-1-2.012
Zoning District: Industry G Zone
Premises: 238 Route 109, Farmingdale

6:20 p.m.

11. Application #18-020 of Tunnel Accessories Corp. (tenant)/R & A Management & Development Corp. (prop. owner), 30 Gleam Street, Unit B, West Babylon, NY. Requesting special exception permit to conduct an adult business for retail use; diminish off-street parking from 49 parking spaces to 19 parking spaces; increase density use from one (1) adult use to four (4) adult uses. All in connection with a portion of an existing building. Property located on the west side of Gleam Street, 177.86' north of Edison Avenue, West Babylon, NY.
SCTM#0100-75-1-9.002
Zoning District: Industry Gb 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
FEBRUARY 13, 2018