

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, APRIL 5, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-045 of Raymond & Margaret Valenti, 140 12th Avenue, W. Babylon, NY. Permission to diminish front yard setback from 30' to 25.9' with 1' roof overhang and stair encroachment. All in connection with the erection of a front porch. Property located on the northeast corner of 12th Avenue & 7th Street, W. Babylon, NY.
SCTM#0100-135-1-102
Zoning District: Residence C Zone

6:00 p.m.

2. Application #18-041 of Frank & Jayne Ellinger, 42 Pershing Avenue W., Babylon, NY. Permission to diminish west side yard from 12' to 11.75'; diminish total side yards from 30' to 29.7'; increase total building area from 20% to 27.1% (over by 574 sq. ft.) with 2' roof overhang encroachment. All in connection with the erection of 1st and 2nd floor additions. Property located on the south side of Pershing Avenue W., 460' west of South Bay Drive, Babylon, NY.
SCTM#0100-231-3-6
Zoning District: Residence B Zone

6:00 p.m.

3. Application #18-039 of Mitchel & Marguerite Blonder, 4 Walnut Place, Lindenhurst, NY. Permission to diminish width at front property line from 75' to 45.7' on Venetian Boulevard; diminish total lot area from 7,500 sq. ft. to 6,476 sq. ft.; diminish front yard setback from 30' to 25' on Venetian Boulevard; diminish front yard setback from 30' to 18.5' on Walnut Place; diminish rear yard setback from 30' to 10' with 2' roof overhang and stair and bay window encroachments. All in connection with the erection of a one (1) family dwelling with front porch and side deck with stairs. Property located on the northwest corner of Walnut Place & Venetian Boulevard, Lindenhurst, NY.
SCTM#0100-227-5-23
Zoning District: Residence C Zone
Premises: 16 Walnut Place, Lindenhurst, NY

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

6:00 p.m.

4. Application #18-050 of Pavlo Tupychak (applicant)/South Bay Drive, Inc. (prop. owner), 34 Stuart Avenue, Babylon, NY. Permission to diminish width at front street line from 80' to 40'; diminish total lot area from 10,000 sq. ft. to 4,000 sq. ft.; diminish south side yard from 12' to 6'; diminish north side yard from 12' to 7'; diminish total side yard from 30' to 13'; diminish rear yard setback from 25' to 15'; increase total building area from 20% to 33.4% (over by 537 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the demolition of existing dwelling and erection of one (1) family dwelling with attached garage, front porch and rear deck (no stairs). Property located on the west side of S. Bay Drive, Babylon, NY.
SCTM#0100-231-3-16
Zoning District: Residence B Zone
Premises: 110 S. Bay Drive, Babylon, NY

6:10 p.m.

5. Application #18-044 of STS of New York (tenant)/Route 112 Partners (prop. owner), 358 Saw Mill River Road, Millwood, NY. Renewal of a special exception permit to operate a public garage for auto repair. All in connection with an existing building (previously approved for three (3) years). Property located on the south side of Long Island Avenue, 413.77' east of Commack Road, Deer Park, NY.
SCTM#0100-68-1-4
Zoning District: Industry G Zone
Premises: 1070 Long Island Avenue, Deer Park, NY

6:10 p.m.

6. Application #18-047 of Tully Environmental, Inc. d/b/a Clearbrook (tenant)/Equitable Deer Park (prop owner), 972 Nicolls Road, Deer Park, NY. Renewal of special exception permit to conduct a public garage for auto repair of onsite business trucks; for overnight storage of cesspool trucks. All in connection with an existing building. Property located on the south side of Nicolls Road, 137' east of Commack Road, Deer Park, NY.
SCTM#0100-45-1-2 & 3
Zoning District: Industry G Zone

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

6:10 p.m.

7. Application #18-042 of Deer Park LLC, 720 East Palisade Avenue, Englewood Cliffs, NJ. Renewal of permission to increase sign height from 15' to 20.9'; increase sign area from 50 sq. ft. to 450 sq. ft. (over by 400 sq. ft.); diminish setback from 10' to 3.5' on west side. All in connection with a non-conforming directory sign (previously approved for three (3) years). Property located on the east side of Deer Park Avenue, 207.45' south of Bay Shore road, Deer Park, NY.
SCTM#0100-89-2-86
Zoning District: Business E Zone
Premises: 20-74 Deer Shore Square, Deer Park, NY

6:10 p.m.

8. Application #18-043 of YRC, Inc. d/b/a YRC Freight(tenant)/GPT Deer Park Terminal Owner LLC (prop. owner), 10990 Roe Avenue, Overland Park, KS. Requesting a special exception permit for a 10' electric fence. All in connection with the erection of a 10' high electric fence for an existing building. Property located on the south side of Burt Drive, 1,121.33' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-67-1-22.004
Zoning District: Industry Ga Zone
Premises: 50 Burt Drive, Deer Park, NY

6:20 p.m.

9. Application #18-046 of 1750 New Highway LLC, 1750 New Highway, Farmingdale, NY. Permission to diminish off-street parking from 159 parking spaces required to 86 parking spaces provided. All in connection with an existing building. Property located on the southwest corner of New Highway & Schmitt Boulevard, Farmingdale, NY.
SCTM#0100-36-2-12.001
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
MARCH 12, 2018