

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

GXZ 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 12, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-054 of James Netska, 236 Sandpiper Lane, W. Babylon, NY. Permission to increase total building area from 20% to 28.5% (over by 857 sq. ft.). All in connection with the erection of an inground pool. Property located on the south side of Sandpiper Lane, 716.80' east of Bergen Avenue, W. Babylon, NY.
SCTM#0100-230-1-16
Zoning District: Residence B Zone

6:00 p.m.

2. Application #18-048 of Robert Manno, 7 Lee Place, Amity Harbor, NY. Permission to diminish front yard setback from 30' to 15.9'; diminish west side yard from 10' to 4.6'; diminish east side yard from 10' to 9.7'; diminish total side yards from 25' to 14.3'; diminish rear yard setback from 30' to 21.5'; increase total building area from 30% to 43.5% (over by 541 sq. ft.) with 2' roof overhang encroachment. All in connection with the raising of dwelling and erecting front and rear deck with stairs. Property located on the north side of Lee Place, 260' west of Western Concourse, Amity Harbor, NY.
SCTM#0100-183-1-57
Zoning District: Residence C Zone

6:00 p.m.

3. Application #18-053 of FCA Restaurant Group II LLC (tenant)/RER Associates LLC (prop. owner), 1143 Deer Park Avenue, Deer Park. Renewal of permission to diminish distance to west/front property line from 10' to 5'. All in connection with an existing non-conforming ground sign (previously approved for three (3) years). Property located on the east side of Deer Park Avenue, 160' south of Mohawk Drive, N. Babylon, NY.
SCTM#0100-115-2-62
Zoning District: Business Ea Zone

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

6:00 p.m.

4. Application #18-049 of Lind Mack Products Co., LLC d/b/a McDonald's USA LLC (tenant)/ Fred & Ann Hagemeyer (prop. owner), One McDonald's Plaza, Oak Brook, IL. Renewal of permission to increase number of ground signs per property from one (1) sign to three (3) signs; increase sign area from 32 sq. ft. maximum to 38.8 sq. ft. for sign #1; increase sign area from 32 sq. ft. maximum to 38.8 sq. ft. for sign #2; increase number of signs per elevation from one (1) to two (2) on north side; diminish distance to north yard setback from 10' to 9.8'. All in connection with existing wall and ground signs (previously approved for five (5) years). Property located on the southwest corner of Sunrise Highway & N. Monroe Avenue, N. Lindenhurst, NY.
SCTM#0100-208-5-43.004
Zoning District: Business Eb Zone
Premises: 221 E. Sunrise Highway, N. Lindenhurst

6:10 p.m.

5. Application #17-077 of Collision Solutions, Inc.(tenant)/Martin J. Racanelli (prop. owner), 270 Route 109, W. Babylon, NY. Renewal of 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 south side of Route 109, 1,947.73' west of Elmwood Road, W. Babylon, NY.
SCTM#0100-209-2-24
Zoning District: Industry Ga Zone

6:10 p.m.

6. Application #18-051 of CSS Ltd. Of Nassau d/b/a Car Tune of New York (tenant)/Van Ivy Holdings Ltd. (prop. owner), 45 Broad Hollow Road, E. Farmingdale, NY. Requesting a special exception permit to conduct a public garage for the sale of car stereo systems; renewal of a special exception permit for the installation of car stereo systems. All in connection with an existing building (previously approved for four (4) years). Property located on the east side of Route 110, 223' north of Great Neck Road, E. Farmingdale, NY.
SCTM#0100-95-2-12.008
Zoning District: Industry G Zone

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

6:10 p.m.

7. Application #18-055 of GAVA Properties Unlimited LLC, 248 Higbie Lane, W. Islip, NY. Requesting permission to use a second floor for a two (2) bedroom apartment; diminish off-street parking from 15 parking spaces required to 14 parking spaces provided. All in connection with an existing mix-use building (residential and doctor's office). Property located on the east side of Little East Neck Road, 87.48' north of Windmill Avenue, W. Babylon, NY.
SCTM#0100-138-4-2
Zoning District: Business E Zone
Premises: 979 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
March 19, 2018