

**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, JULY 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 #18-121 of Lynitta C. Freeman, as trustee of the Linda C. Freeman Irrevocable Trust, 20 Hampshire Drive, Wheatley Heights, NY. Permission to diminish front yard setback from 40' to 36.8;' with 1' roof overhang and stair encroachment. All in connection with an existing front porch. Property located on the west side of Hampshire Drive, 126.97' south of Gloucester Drive, Wheatley Heights, NY.
SCTM#0100-12-3-16
Zoning District: Residence A Zone

6:00 p.m.

2. Application #18-118 of Nordia A. Ricketts, 912 Herzel Boulevard, West Babylon, NY. Permission to maintain stair encroachment over 24"; diminish distance to street line from 40' to 18'. All in connection with an existing front porch. Property located on the north side of Herzel Boulevard, 75' east of 9th Avenue, West Babylon, NY.
SCTM#0100-132-2-95
Zoning District: Residence C Zone

6:00 p.m.

3. Application #18-122 of Elizabeth Milor a/k/a Elizabeth E. Shea, trustee Minority Trust for the benefit of Tina M. Rizzo & Danielle Shea, 6 Elmwood Road, Deer Park, NY. Permission to diminish west side yard from 8' to 1'; increase total building area from 20% to 30% (over by 1,136 sq. ft.); diminish distance to north side yard from 8' to 5.1'. All in connection with an existing carport and shed. Property located on the northwest corner of Elmwood Road & Fairlawn Drive, Deer Park, NY.
SCTM#0100-91-1-23
Zoning District: Residence B Zone

6:00 p.m.

4. Application #18-125 of John Miller, 260 Central Avenue, Deer Park, NY. Permission to diminish front yard setback from 30' to 10.1' on W. 12th Street; diminish front yard setback for 30' to 23.8' on Central Avenue with 2' roof overhang and egress window well encroachment. All in connection with the erection of a 2nd story addition. Property located on the southeast corner of Central Avenue & W. 12th Street, Deer Park, NY.
SCTM#0100-87-3-86
Zoning District: Residence C Zone

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6:10 p.m.

5. Application #18-123 of Renzon Concepcion (applicant)/Rocky Point Funding LLC (prop. owner), 327 Deauville Boulevard, Copiague, NY. Permission to diminish width at front property line from 75' to 70.8'; diminish total side yards from 25' to 20.6' with 2' roof overhang. All in connection with the erection of a one (1) family dwelling. Property located on the west side of Jefferson Avenue, 262.11' east of Lake Drive, Wyandanch, NY.
SCTM#0100-58-6-59
Zoning District: Residence C Zone
Premises: 16 Jefferson Avenue, Wyandanch

6:10 p.m.

6. Application #18-120 of German Garcia, 129 E. Smith Street, Amityville, NY. Permission to diminish front yard setback from 30' to 27' on Smith Street; diminish west side yard from 12' to 11'5" with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch, 2nd story addition and two (2) car detached garage. Property located on the south side of Smith Street, 350' west of Albany Avenue, Amityville, NY.
SCTM#0100-167-2-10
Zoning District: Residence B Zone

6:10 p.m.

7. Application #18-124 of Backer, Edlin, Pedrine, 89 Main Avenue, Wheatley Heights, NY. Permission to diminish front yard setback from 40' to 22.4'; diminish west side yard from 15' to 8.8'; diminish east side yard from 15' to 10.6'; diminish total side yards from 35' to 19.4'; increase total building area from 15% to 17.3% (over by 116 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of 1st & 2nd floor additions. Property located on the north side of Main Avenue, 104.70' west of Willow Street, Wheatley Heights, NY.
SCTM#0100-14-1-35
Zoning District: Residence A Zone

6:10 p.m.

8. Application #18-119 of NSD, Inc. (tenant)/FMP Holdings, LLC (prop. owner), 115 Sherwood Avenue, East Farmingdale, NY. Renewal of a special exception permit to conduct a place of amusement. All in connection with an existing outdoor hockey rink (previously approved for three (3) years). Property located on the north side of Sherwood Avenue, 1,101.19' west of New Highway, E. Farmingdale, NY.
SCTM#0100-36-3-31
Zoning District: Industry G Zone

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6:20 p.m.

9. Application #18-008 of Calico Cottage, Inc. (tenant)/Wurzel New Horizons, LLC (prop. owner), 210 New Highway, Amityville, NY. Permission to increase number of parking spaces permitted from zero (0) to three (3) parking spaces within 45' of front yard; diminish number of off-street parking spaces from 234 parking spaces to 222 parking spaces. All in connection with an existing building. Property located on the southeast corner of New Highway & Albany Avenue, Amityville, NY.
SCTM#0100-126.01-1-18.004 & 2.005
Zoning District: PIP Planned Industrial Park Zone

6:20 p.m.

10. Application #18-126 of 1030 Grand Boulevard LLC, 1050 Grand Boulevard, Deer Park, NY. Requesting a special exception permit to operate a public garage for auto repair. All in connection with an existing building. Property located on the south side of Grand Boulevard, 703' east of Jefryn Boulevard East, Deer Park, NY.
SCTM#0100-67-1-27
Zoning District: Industry Ga Zone
Premises: 1030 Grand Blvd, Deer Park

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
JUNE 18, 2018