

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 19, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-131 of Robert Sidoti, 38 William Street, Copiague, NY.
Permission to diminish north side yard from 10' to 7.5' with 6" roof overhang.
All in connection with the erection of a rear dormer. Property located on the east side of William Street, 192.88' north of Garden Street, Copiague, NY.
SCTM#0100-179-4-38
Zoning District: Residence C Zone

6:00 p.m.

2. Application #18-128 of Brendetta Baines-Dolan, 35 West Broad Street, Stamford, CT. Permission to diminish front yard setback from 30' to 15' with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch. Property located on the west side of Rosewood Avenue, 240' south of Harrison Avenue, Amityville, NY.
SCTM#0100-165-3-29
Zoning District: Residence B Zone
Premises: 8 Rosewood Avenue, Amityville

6:00 p.m.

3. Application #18-127 of Elizabeth Conlan, 4 Ventura Drive, North Babylon, NY.
Permission to diminish front yard setback from 30' to 25' with 2' roof overhang and stairs; diminish rear yard setback from 30' to 24'; diminish distance to rear yard from 6' to 3' (for pool deck). All in connection with the erection of a rear sunroom, an existing front porch and an existing pool deck with stairs. Property located on the south side of Ventura Drive, 61.62' west of Mulholland Drive, North Babylon, NY.
SCTM#0100-116-2-59
Zoning District: Residence C Zone

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4. Application #18-130 of Mr. G. Integrity Inc., 1315 Middle Country Road, Centereach, NY 11720. Permission to diminish front yard setback from 30' to 20.4'; diminish north side yard from 10' to 5'; diminish south side yard from 10' to 9.7'; diminish total side yards from 25' to 14.7'; diminish rear yard setback from 30' to 24.5'; increase total building area from 30% to 40.9% (over by 439 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the raising of dwelling, front and rear decks with stairs and a 2nd story addition. Property located on the west side of Riviera Parkway, 60' north of Beach Place, Lindenhurst, NY.
SCTM#0100-227-4-15
Zoning District: Residence C Zone
Premises: 331 Riviera Parkway, Lindenhurst

6:10 p.m.

5. Application #18-132 of Miguel Aponte & Jennifer Chebuske, 48 Saltbox Path, Amityville, NY. Permission to diminish front yard setback from 30' to 19.7'; diminish east side yard from 10' to 4.9'; diminish west side yard from 10' to 2.6'; diminish total side yards from 25' to 7.5'; diminish rear yard setback from 30' to 26'; increase total building area from 30% to 47.2% (over by 1,377 sq. ft.) with 2' roof overhang and stair encroachment; diminish distance from street line from 40' to 17.7'. All in connection with the demolition of 1st floor, and the erection of 2nd & 3rd floor additions, 2nd & 3rd floor decks with stairs and front porch. Property located on the south side of Gibbs Road, 700' west of Coolidge Avenue, Amityville, NY.
SCTM#0100-182-1-106
Zoning District: Residence C Zone
Premises: 32 Gibbs Road, Amityville

6:10 p.m.

6. Application #18-037 of Roll Rite Towing (tenant)/Big Dog Properties LLC (prop. owner), 639 Sunrise Highway, West Babylon, NY. Renewal of a special exception permit to conduct a public garage for auto and truck repair; outdoor storage of cars and trucks per site plan; to diminish required parking spaces from 13 spaces to 10 spaces. All in connection with an existing building (previously approved for three (3) years). Property located on the northwest corner of Sunrise Highway & Laramie Road, West Babylon, NY.
SCTM#0100-158-2-60, 77.001, & 78
Zoning District: Business Eb Zone

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7. Application #18-129 of Lindenhurst Gate LLC, 23 Front Street, Hempstead, NY. Permission to diminish rear yard setback from 50' to 10'; diminish off street parking from 25 spaces to 21 spaces. All in connection with the erection of a one (1) story multi-tenant retail building. Property located on the south side of Montauk Highway between Venetian Boulevard & Deauville Parkway, Lindenhurst, NY. SCTM#0100-226-3-59, 123, 124, & 182
Zoning District: Business E Zone
Premises: 269 Montauk Highway, Lindenhurst

6:10 p.m.

8. Application #18-038 of Deer Park Quality Auto, 85 Brook Avenue a/k/a 5 Connor Lane, Deer Park, NY. Requesting special exception permit to conduct a public garage for auto body repair; for the sale of used cars; outdoor storage of five (5) vehicles for either sale or awaiting repair; to diminish required number of parking spaces from 26 spaces to 20 spaces. All in connection with an existing building. Property located on the southeast corner of Brook Avenue & Connor Lane, Deer Park, NY.
SCTM#0100-118-3-26.001
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
JUNE 25, 2018