

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, SEPTEMBER 27, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-170 of Kathleen Lilly, 34 Noble Street, N. Babylon, NY. Permission to diminish distance to north side yard from 2' to 0.3'; to diminish distance to street line from 40' to 26' on Earl Street. All in connection with an existing shed. Property located on the northwest corner of Noble Street & Earl Street, N. Babylon, NY.
SCTM#0100-117-1-52
Zoning District: Residential C Zone

6:00 p.m.

2. Application #17-219 of Richard Czach, 9 Cord Avenue, W. Babylon, NY. Permission to increase total building area for garage with two (2) bays from 500 sq. ft. to 813.6 sq. ft. (over by 313.6 sq. ft.); increase number of garages from two (2) bays maximum allowed to three (3) bays. All in connection with the erection of an addition to a two (2) car detached garage. Property located on the north side of Cord Avenue, 113.65' west of Woodbridge Court, W. Babylon, NY.
SCTM#0100-215-2-31.009
Zoning District: Residence C Zone

6:00 p.m.

3. Application #18-173 of Stella Bond, 40 Pendale Drive, Amityville, NY. Permission to diminish width at front property line from 75' to 60'; diminish total building area from 7,500 sq. ft. to 6,000 sq. ft.; diminish front yard setback from 30' to 25' with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling with attached garage. Property located on the east side of Washington Avenue, 60' north of Roosevelt Avenue, Amityville, NY.
SCTM#0100-170-2-24
Zoning District: Residence C Zone
Premises: 287 Washington Avenue, Amityville, NY

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4. Application #18-162 of Dingle Bay Enterprises Ltd. (applicant)/County of Suffolk (prop. owner), 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish width at front property line from 60' to 50'; diminish total side yards from 16' to 15' with 2' roof overhang encroachment. All in connection with the erection of a one (1) family dwelling with front porch and Bilco doors. Property located on the east side of Mount Avenue, 75' north of Parkway Boulevard, Wyandanch, NY.
SCTM#0100-83-3-2
Zoning District: Residence C Zone
Premises: 825 Mount Avenue, Wyandanch, NY

6:10 p.m.

5. Application #18-169 of Vineyards of Farmingdale d/b/a Stew Leonard's of Farmingdale (tenant)/Airport Plaza LLC (prop. owner), 210 Airport Plaza, E. Farmingdale, NY. Renewal of permission to increase number of signs from one (1) to six (6). All in connection with non-conforming wall signs (previously approved for five (5) years). Property located on the southeast corner of Route 110 & Conklin Street, E. Farmingdale, NY.
SCTM#0100-50-1-5.019
Zoning District: Industry G Zone

6:10 p.m.

6. Application #18-174 of 380 Commack Road Realty LLC, 555 S. Columbus Avenue, Suite 201, Mt. Vernon, NY. Renewal of permission to diminish north setback from 10' to 3'; diminish east setback from 10' to 3'; increase number of signs from one (1) to two (2); increase total price sign area from 12 sq. ft. to 32 sq. ft.; diminish distance from grade to bottom of sign from 8' to 4'6"; provide relief from Town Code Sec. 213-402E which requires landscaping. All in connection with non-conforming ground (ID and price) signs (previously approved for three (3) years). Property located on the west side of Commack Road, 280.12' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-66-2-14.001 & 16
Zoning District: Industry G Zone
Premises: 380 Commack Road, Deer Park, NY

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7. Application #18-168 of Joe Riscica's Auto Repair, 291 Bayshore Road, Deer Park, NY. Renewal of a special exception permit to conduct a public garage for auto repair. All in connection with an existing building (previously approved for three (3) years). Property located on the north side of Bayshore Road, 480' east of Skidmore Road, Deer Park, NY.
SCTM#0100-118-2-24
Zoning District: Industry G Zone

6:10 p.m.

8. Application #18-171 of Bryan's Auto Body Collision, Inc., 431 Falmouth Road, N. Babylon, NY. Renewal of 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 (previously approved for three (3) years). Property located on the northwest corner of Falmouth Road & Neptune Avenue, N. Babylon, NY.
SCTM#0100-145-5-86.001
Zoning District: Industry Ga Zone

6:20 p.m.

9. Application #18-149 of Community Presbyterian Church (tenant)/The Presbytery of Long Island (prop. owner), 1843 Deer Park Avenue, Deer Park, NY. Permission to diminish west side setback from 10' to 3'; allow changeable copy; allow message change more frequently than once every 30 days. All in connection with the erection of a non-conforming ground sign. Property located on the northeast corner of Deer Park Avenue & Lake Avenue, Deer Park, NY.
SCTM#0100-64-2-16
Zoning District: Business E 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
SEPTEMBER 4, 2018