

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

NOTICE IS HEREBY GIVEN that pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, the Town of Babylon Zoning Board of Appeals will conduct the following Public Hearings **by video conference with telephone conference call-in capability**, on **THURSDAY, JANUARY 7, 2021** at the time listed in the notice below. Any interested parties should call the Zoning Board Office at 631-957-3012 no later than 12:00 p.m., WEDNESDAY, JANUARY 6, 2021 to provide an email address to receive instructions for participating in the conference. Video conference link and/or call-in number will be provided by email for interested neighbors to be able to listen and participate in the proceedings. If you do not want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the meeting online on the Town of Babylon YouTube channel at <https://bit.ly/3aNSG2P>. Interested parties will have an opportunity to comment after viewing the livestream, as described below.

6:00 p.m.

1. Application #20-166 of John Lucchesi, 250 16th Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 23.8' with 2' roof overhang and stair encroachment. All in connection with an existing front porch. Property located on the south side of 16th Street, 250' west of 12th Avenue, West Babylon, NY.
SCTM#0100-136-1-49
Zoning District: Residence C Zone

6:05 p.m.

2. Application #20-155 of Nancy Tyson (applicant)/Nicholas Dipretoro (prop. owner), 113 Brookside Avenue, North Babylon, NY. Permission to diminish total lot area from 10,000 sq. ft. to 8,658 sq. ft.; diminish rear yard setback from 40' to 13.9' with 2' roof overhang and stair encroachment; diminish distance to street line from 40' to 28' for front deck; diminish distance to rear lot line from 8' to 3.5'; diminish distance to east side yard from 8' to 0'; increase total garage area from 250 sq. ft. for one (1) bay to 365 sq. ft. (over by 115 sq. ft.). All in connection with an existing one (1) family dwelling with one (1) car detached garage. Property located on the north side of Tell Avenue, 150' east of Carlls Path, Deer Park, NY.
SCTM#0100-91-1-102
Zoning District: Residence B Zone
Subject Premises: 11 Tell Avenue, Deer Park

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6:10 p.m.

3. Application #20-153 of Robbins Lane Service Center Inc., 297 Robbins Lane, Syosset, NY. Permission to diminish front yard setback from 30' to 19.8'; diminish south side yard from 10' to 5.4'; diminish north side yard from 10' to 7.4'; diminish total side yards from 25' to 12.7' with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch, 2nd story rear deck with stairs, and roof deck with stairs. Property located on the west side of East Shore Road, 330' southwest of Wilson Road, Lindenhurst, NY.

SCTM#0100-227-1-18

Zoning District: Residence C Zone

Subject Premises: 390 E. Shore Road, Lindenhurst

6:15 p.m.

4. Application #20-162 of Zion Gospel Church, 88 Warren Street, Copiague, NY. Permission to diminish width at front property line from 80' to 50.08'; diminish total lot area from 10,000 sq. ft. to 5,016 sq. ft.; diminish north side yard from 12' to 8.1'; diminish total side yards from 30' to 20.1'; increase total building area from 20% to 21.4% (over by 72 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling with front porch and basement entrance. Property located on the east side of Warren Street, 75.12' south of 44th Street, Copiague, NY.

SCTM#0100-202-2-38

Zoning District: Residence B Zone

6:20 p.m.

5. Application #20-165 of Hy-Tech Automotive Repair, Inc. (tenant)/Burston Realty (prop. owner), 20 Eastfield Lane, Melville, NY. Renewal of special exception permit to conduct a public garage for auto repair. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the west side of East Industry Court, 169.32' north of Grand Boulevard, Deer Park, NY.

SCTM#0100-68-1-26.005

Zoning District: Industry Ga Zone

Subject Premises: 20 East Industry Court, Deer Park

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ALL APPLICANTS OR THEIR DULY APPOINTED REPRESENTATIVE ARE ASKED TO PARTICIPATE IN THE VIDEO CONFERENCE/CONFERENCE CALL TO PRESENT THEIR APPLICATION TO THE ZONING BOARD. IF AN APPLICANT IS UNABLE TO PARTICIPATE FOR ANY REASON, PLEASE CONTACT THE ZONING BOARD OFFICE AT 631-957-3012.

ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, AT THE TIME SET FORTH IN NOTICE. MEMBERS OF THE PUBLIC INTERESTED IN THE APPLICATION MAY LISTEN TO THE PROCEEDING, COMMENT DURING VIDEO CONFERENCE OR PHONE CONFERENCE AND SHALL HAVE 7 DAYS THEREAFTER TO COMMENT ON THE APPLICATION BY EMAIL OR REGULAR MAIL DIRECTED TO:

**MAILING ADDRESS:
TOWN OF BABYLON ZONING BOARD
TOWN HALL ANNEX
281 Phelps Lane
North Babylon, New York 11703**

EMAIL ADDRESS: ZONINGCOMMENTS@TOWNOFBABYLON.COM

**BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN**

Dated: Babylon Town Hall
 Lindenhurst, New York
 December 14, 2020