

**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

**Old Town Hall  
47 W. Main Street  
Babylon, New York 11702**

on **THURSDAY, JANUARY 13, 2022**

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

**6:00 p.m.**

1. Application #21-231 of Thomas Karn, 705 5<sup>th</sup> Street, West Babylon, NY. Permission to diminish rear yard setback from 30' to 26' (for porch); diminish distance to east side yard from 6' to 2.7' (for shed); diminish distance to rear lot line from 6' to 5.9' (for pool). All in connection with an existing porch, shed, and pool. Property located on the southeast corner of 5<sup>th</sup> Street & 7<sup>th</sup> Avenue, West Babylon, NY 11704.

SCTM#0100-132-3-47

Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #21-230 of Jose D. Mata, 439 15<sup>th</sup> Street, West Babylon, NY. Permission to diminish distance to rear lot line from 6' to 2'-7" for accessory building (shed #1); diminish distance to rear lot line from 6' to 2'-8" for accessory structure (shed #2); diminish distance to east side yard from 6' to 8" for accessory structure (shed #2). All in connection with an existing accessory building (shed #1) and an accessory structure (shed #2). Property located on the north side of 15<sup>th</sup> Street, 310' east of 5<sup>th</sup> Avenue, West Babylon, NY.

SCTM#0100-130-2-116

Zoning District: Residence C Zone

**6:10 p.m.**

3. Application #21-232 of Leonard & Barbara Venezia, 341 Lagoon Drive South, Copiague, NY. Permission to diminish north side yard from 15' to 14.4' at trellis over wood deck; diminish total side yards from 35' to 29'-9"; diminish rear yard setback from 40' to 27'; increase total building area from 15% to 22.5% (over by 954 sq. ft.) with 1' roof overhang encroachment; increase total lot area from 15% to 45.56%. All in connection with an existing rear bi-level deck with roof over.

Property located on the west side of Lagoon Drive South, 124.91' north of Shore Drive South, Copiague, NY.

SCTM#0100-185-2-44.110

Zoning District: Residence A Zone

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**6:15 p.m.**

4. Application #21-234 of Habitat for Humanity of Suffolk, 643 Middle Country Road, Middle Island, NY. Permission to increase front yard setback from 16', which is required, to 43' 11". All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the west side of Jackson Street, 252.84' south of Irving Avenue, Wyandanch, NY.

SCTM#0100-58-4-30.001

Zoning District: WFBC T3 Zone

Subject Premises: 30 Jackson Street, Wyandanch

**6:20 p.m.**

5. Application #21-229 of Jean Gardy, 173 Eastwood Avenue, Deer Park, NY. Permission to diminish north side yard from 10' to 0.4'; diminish total side yards from 25' to 14.8' with 1' roof overhang; diminish distance to south side yard from 6' to 0.2' (for shed); diminish distance to rear lot line from 6' to 0.8' (for shed);

diminish distance to south side yard from 6' to 1.9' (for roof over patio). All in with the rebuilding of a Florida room and an existing side porch, covered porch, and shed. Property located on the east side of Eastwood Avenue, 235' north of Liberty Street, Deer Park, NY.

SCTM#0100-24-1-99.002

Zoning District: Residence C Zone

**6:25 p.m.**

6. Application #21-227 of QuickChek Corporation (tenant)/ KIR Copiague, L.P. (prop. owner, 3 Old Highway 28, #1, Whitehouse Station, NJ. Requesting renewal of permission to increase area of monument sign from 60 sq. ft. to 80 sq. ft.; increase area of price sign from 12 sq. ft. to 50 sq. ft.; increase sign height from 6' to 13' -10"; increase area of south wall sign from 98 sq. ft. to 104 sq. ft.; increase area of west wall sign from 68 sq. ft. to 104 sq. ft. All in connection with an existing monument sign (ID and price) and wall signs (previously approved for five (5) years). Property located on the southeast corner of Sunrise Highway & Bayview Avenue, Copiague, NY.

SCTM#0100-168-3-1.004

Zoning District: Business E Zone

Subject Premises: 1147 Sunrise Highway, Copiague

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**6:30 p.m.**

7. Application 21-239 of Mimi's Angels Childcare, Inc. (tenant)/Wheatley Heights Association LLC (prop. owner), 28 Colonial Springs Road, Wheatley Heights, NY. Renewal of special exception permit to operate a day care center. All in connection with a portion of an existing building (previously approved for one year July 18, 2019). Property located on the south side of Colonial Springs Road, 200.66' west of Nicolls Road, Wheatley Heights, NY.  
SCTM#0100-1-1-3.003  
Zoning District: Business E Zone

**6:35 p.m.**

8. Application #21-228 of Select Motor Cars (tenant)/C & B Burt Drive Realty Corp. (prop. owner), 10 Burt Drive, Deer Park, NY. Requesting renewal of a special exception permit to conduct a public garage as an auto body and auto repair shop and for the sale of used cars; diminish off-street parking from 57 spaces required to seven (7) spaces provided; outdoor storage of vehicles as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the west side of Burt Drive, 168.22' south of Grand Boulevard, Deer Park, NY.  
SCTM#0100-67-1-22.020  
Zoning District: Industry Ga Zone

**6:40 p.m.**

9. Application #21-233 of Elias Properties Babylon, LLC, 500 North Broadway, Jericho, NY. Permission to diminish off-street parking from 1,067 parking spaces required to 724 parking spaces provided; diminish landscape buffer strips from 5' to 4'. All in connection with an existing building. Property located on the south side of Montauk Highway, 760' west of Muncie Road, West Babylon, NY.  
SCTM#0100-225-1-1  
Zoning District: Business E Zone  
Subject Premises: 1000 Montauk Highway, West Babylon

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**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, FOLLOWED BY ADJOURNED CASES. APPLICANTS AND INTERESTED PARTIES MUST APPEAR AT THE TIME SET FORTH ABOVE.**

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

Dated:            Babylon Town Hall  
                     Lindenhurst, New York  
                     December 20, 2021