

**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 21, 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 20, 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 #20-167 of Stephanie A. Lowe, 8 Terry Court, North Babylon, NY. Permission to diminish front yard setback from 40' to 34.5'; diminish rear yard setback from 40' to 29.5'; increase total building area from 15% to 28.5% (over by 1,693 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch and rear addition. Property located on the east side of Terry Court, 104.39' south of August Road, North Babylon, NY.

SCTM#0100-149-1-30

Zoning District: Residence A Zone

**6:05 p.m.**

2. Application #20-170 of Dannie & Melody Fischetti, 633 Morrison Street, Babylon, NY. Permission to diminish front yard setback from 30' to 27'9"; diminish east side yard from 12' to 6'11"; diminish total side yards from 30' to 22'11"; increase total building area from 20% to 23% (over by 268 sq. ft.) with 2' roof overhang and chimney and stair encroachment. All in connection with the erection of 1<sup>st</sup> and 2<sup>nd</sup> floor additions and front porch. Property located on the north side of Morrison Street, 631.73' east of Livingston Avenue, Babylon, NY.

SCTM#0100-160-2-10

Zoning District: Residence B Zone

**6.10 p.m.**

3. Application #20-171 of Tracey Morelli, 845 Anthony Drive, Lindenhurst, NY. Permission to diminish width at front property line from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 5,524 sq. ft.; diminish front yard setback from 30' to 21'; diminish south side yard from 10' to 9.5'; diminish total side yards from 25' to 21.5'; diminish rear yard setback from 30' to 23.9' with 2' roof overhang and stair encroachment; diminish distance to property line from 40' to 12.2' (for deck). All in connection with the demolition and rebuilding of a one (1) family dwelling. Property located on the west side of Lido Promenade West, 2,768.42' south of Riviera Drive West, Lindenhurst, NY.

SCTM#0100-186-1-122

Zoning District: Residence C Zone

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

Subject Premises: 278 Lido Promenade West, Lindenhurst

**6:15 p.m.**

4. Application #20-168 of Suffolk Regional Off-Track Betting Corp. (tenant)/Pramette Farmingdale LLC (prop. owner), 425 Oser Avenue, Hauppauge, NY. Requesting a special exception permit to operate a place of amusement for off-track betting. All in connection with a portion of an existing building (previously approved for ten (10) years, expired 12/8/2015). Property located on the southeast corner of Route 110 & Sherwood Avenue, E. Farmingdale, NY.  
SCTM#0100-35-1-21.1  
Zoning District: Industry G Zone  
Subject Premises: 1741A Broadhollow Road, E. Farmingdale

**6:20 p.m.**

5. Application #20-169 of Farmingdale Hospitality Partners LLC, 300 Robbins Lane, Syosset, NY. Permission to diminish total lot area from three (3) acres to 2.145 acres; diminish front yard setback from 75' to 54.3'; diminish street frontage from 200' to 194.1'; diminish lodging unit density from 1,500 sq. ft. per unit to 925 sq. ft. per unit. All in connection with the erection of a four (4) story, 101 room hotel with site improvements. Property located on the west side of Route 110, 919' north of Michael Drive, Farmingdale, NY.  
SCTM#0100-48-2-14.001  
Zoning District: Motel Hotel Zone  
Subject Premises: 1024 Broadhollow Road, Farmingdale

**6:25 p.m.**

6. Application #20-159 of Long Island Teen Challenge, P. O. Box 1155, West Babylon, NY. Permission to park cars in a residential zone, a non-permitted use; expand an existing building as an office/administration building, a non-permitted use; increase number of dwellings/buildings per lot from one (1) to three (3), with two (2) buildings used as proprietary buildings and one (1) building as an office building (buildings currently exist on property). All in connection with the expansion of an existing administration building. Property located on the north side of Old Farmingdale Road, 227.91' east of Bunnell Place, West Babylon, NY.  
SCTM#0100-158-3-57 & 58  
Zoning District: Residence AA Zone  
Subject Premises: 309 & 317 Old Farmingdale Road, West Babylon

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

**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@TOWNOF BABYLON.COM](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)**

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

Dated:           Babylon Town Hall  
                  Lindenhurst, New York  
                  December 28, 2020