

**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, FEBRUARY 4, 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, FEBRUARY 3, 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 #20-182 of Matthew & Lynda Noone, 48 New York Avenue, West Babylon, NY. Permission to increase total building area from 20% to 27.7% (over by 768 sq. ft.); diminish distance to rear yard from 8' to 7.7' for shed attached to detached garage. All in connection with the erection of an in-ground pool and an existing front/side deck with two (2) stairs and an existing shed attached to a detached garage. Property located on the west side of New York Avenue, 500' south of Barnum Street, West Babylon, NY.
SCTM#0100-142-1-19
Zoning District: Residence B Zone

6:05 p.m.

2. Application #20-184 of Dingle Bay Enterprises Ltd., 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish width at front property line from 80' to 75'; diminish total lot area from 10,000 sq. ft. to 7,500 sq. ft. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the north side of 13th Street, 250' east of 15th Avenue, West Babylon, NY.
SCTM#0100-137-1-50.001
Zoning District: Residence B Zone
Subject Premises: 1524 13th Street, West Babylon

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6:10 p.m.

3. Application #20-185 of Dingle Bay Enterprises Ltd., 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish width at front property line from 80' to 75'; diminish total lot area from 10,000 sq. ft. to 7,500 sq. ft. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the north side of 13th Street, 325' east of 15th Avenue, West Babylon, NY.

SCTM#0100-137-1-50.002

Zoning District: Residence B Zone

Subject Premises: 1530 13th Street, West Babylon

6:15 p.m.

4. Application #20-179 of Michael Valdemira, 118 Maybrook Road, North Babylon, NY. Permission to diminish west side yard from 10' to 7.8'; diminish total side yards from 25' to 24.9'; diminish rear yard setback from 30' to 25.4'; diminish distance to east side yard from 6' to 3' (for shed). All in connection with the erection of a side addition and an existing rear porch and shed. Property located on the south side of Maybrook Road, 252.84' east of Interlaken Lane, North Babylon.

SCTM#0100-114-3-38

Zoning District: Residence C Zone

6:20 p.m.

5. Application #20-183 of Budget Estates Inc., 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish width at front property line from 100' to 61'; diminish total lot area from 12,500 sq. ft. to 12,442 sq. ft.; diminish west side yard from 15' to 10'; diminish east side yard from 15' to 11.7'; diminish total side yards from 35' to 21.7' with 2' roof overhang. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the south side of Gordon Avenue, 61' east of Straight Path, West Babylon, NY.

SCTM#0100-103-2-3

Zoning District: Residence A Zone

Subject Premises: 148 Gordon Avenue, West Babylon

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6:25 p.m.

6. Application #20-181 of Novak Motors/Fusion Auto Finance, 215 Daniel Street, East Farmingdale, NY. Renewal of a special exception permit for public garage, storage, and sale of vehicles; diminish off-street parking from 228 parking spaces to 155 parking spaces. All in connection with an existing building (previously approved for two (2) years). Property located on the north side of Daniel Street, 775' west of Route 110, East Farmingdale, NY.

SCTM#0100-32-1-5

Zoning District: Industry G Zone

6:30 p.m.

7. Application #20-181 of Saraha Property Management Inc., 334 Hillside Drive, New Hyde Park, NY. Permission to diminish off-street parking from 61 parking spaces to 41 parking spaces; allow no fire sprinklers where more than 40% of building is required to have fire sprinklers per TOB code 213-235. All in connection with an existing building. Property located on the south side of Route 109, approximately 459.84' east of Southern State Parkway, Farmingdale, NY.

SCTM#0100-99-1-2

Zoning District: Industry G Zone

Subject Premises: 290-300 Farmingdale Road, Farmingdale

6:35 p.m.

8. Application #20-172 of Dixon Gas Corp. (tenant)/Centereach Land Corp. (prop. owner), 1249 Montauk Highway, Oakdale, NY. Permission to diminish off-street parking from nine (9) parking spaces to eight (8) parking spaces; diminish distance to property line from 10' to 7' for east driveway; allow gas station on corner of Dixon Avenue & Bayview Avenue (a non-permitted location); allow gas station within 2,000' of another gas station; diminish landscaping from 10' to 3'2" on Dixon Avenue; diminish landscaping from 10' to 8'4" on Bayview Avenue; increase total area for convenience store from 1,500 sq. ft. 1,687 sq. ft.; increase total area for retail space from 800 sq. ft. to 1,687 sq. ft. All in connection with an existing building. Property located on the northeast corner of Dixon Avenue & Bayview Avenue, Copiague, NY.

SCTM#0100-168-3-13

Zoning District: Industry G Zone

Subject Premises: 198 Dixon Avenue, Copiague

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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@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
 January 11, 2021