

**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

**TOWN BOARD ROOM
(Located in the East Wing)
at Babylon Town Hall,
200 East Sunrise Highway,
Lindenhurst, New York**

on **THURSDAY, MARCH 9, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-018 of Mark S. Doublet, 125 Erlanger Boulevard, North Babylon, NY. Permission to diminish distance to west side yard from 2' to 1.6' (for shed). All in connection with legally maintaining an existing deck and shed. Property located on the north side of Erlanger Boulevard, 332' east of Lana Court, North Babylon, NY.
SCTM#0100-86-1-150
Zoning District: Residence C

6:05 p.m.

2. Application #23-011 of Richard Stehle, 75 Deer Lake Drive, North Babylon, NY. Permission to increase total building area from 20% to 36.26% (over by 1,346 sq. ft.). All in connection with the installation of an in-ground pool and pavers. Property located on the east side of Deer Lake Drive, 1,410' south of Weeks Road, North Babylon, NY.
SCTM#0100-120-2-64
Zoning District: Residence B

6:10 p.m.

3. Application #23-008 of Hendrick Brun, 25 Briarwood Road, Wheatley Heights, NY. Permission to diminish rear yard setback from 40' to 34' (for 2nd story deck (northwest corner)); increase total building area from 15% to 23.5 % (over by 1,159.07 sq. ft.); diminish distance to north side yard from 2' to 1.8' (for rear wood deck). All in connection with the erection of a two (2) story addition, patio, and two decks, the installation of an in-ground pool, and to legally maintain an existing patio. Property located on the southwest corner of Briarwood Road & Norwood Place, Wheatley Heights, NY.
SCTM#0100-10-1-33
Zoning District: Residence A

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6:15 p.m.

4. Application #22-253 of Donald C. Parker, Sr., 39 Colonial Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 16.8'; diminish south side yard from 10' to 5.7'; diminish rear yard setback from 30' to 25.33'. All in connection with the erection of a front portico and 2nd story addition. Property located on the southeast corner of Colonial Road & Peconic Avenue, West Babylon, NY.
SCTM#0100-145-4-29.001
Zoning District: Residence C

6:20 p.m.

5. Application #22-058 of Roland Carlone, 538 48th Street, Lindenhurst, NY. Permission to diminish total side yards from 25' to 24' (for proposed egress window); to lift Covenant & Restriction previously imposed under ZBA #95-146, and increase total building area from 1,750 sq. ft. to 2,604.27 sq. ft. All in connection with the erection of a 2nd story addition and to legally maintain a finished basement. Property located on the south side of 48th Street, 250' east of New Highway, Lindenhurst, NY.
SCTM#0100-205-1-53
Zoning District: Residence C

6:25 p.m.

6. Application #22-228 of Dalton Studios LLC, 223 Wall Street, Huntington, NY. Permission to diminish north side yard from 12' to 8.7' (for cellar entrance); diminish total side yards from 30' to 24.7'; diminish distance to west side yard from 2' to 0.3' (for metal shed); diminish distance to west side yard from 2' to 0.4' (for frame shed). All in connection with legally maintaining an existing rear addition, two (2) sheds, and a roofed-over cellar entrance. Property located on the west side of Pacific Avenue, 275' south of Nicolls Road, Deer Park, NY.
SCTM#0100-42-3-19
Zoning District: Residence B
Subject Premises: 84 Pacific Avenue, Deer Park

6:30 p.m.

7. Application #23-019 of Yong Fang, LLC, 790 Grand Boulevard, Deer Park, NY. Permission to diminish distance from north property line from 10' to 5'; diminish distance from west property line from 10' to 5'. All in connection with the erection of a directory sign. Property located on the southwest corner of Grand Boulevard & Brandywine Drive, Deer Park, NY.
SCTM#0100-67-1-10.024
Zoning District: Industry G

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6:35 p.m.

8. Application #23-012 of Stop & Shop (tenant)/Liljohn Building LLC (prop. owner), 575 Montauk Highway, West Babylon, NY. Permission to increase the area of a ground sign from 32 sq. ft. to 55.5 sq. ft.; increase height of ground sign from 15' to 17'-6"; diminish distance from grade to bottom of sign from 8' to 5'-1/4"; increase number of ground signs per parcel from one (1) to two (2); increase number of wall signs from one (1) to three (3) on the south wall. All in connection with the replacement of existing wall signs and resurfacing/replacing existing ground signs (previously approved for three (3) years; wall signs expired March 8, 2021, ZBA Case #18-018/ ground signs expired November 29, 2021, ZBA Case #18-218). Property located on the northeast corner of W. Montauk Highway & Great East Neck Road, West Babylon, NY.
SCTM#0100-223-1-4
Zoning District: Business E

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
February 13, 2023