

**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, APRIL 22, 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, APRIL 21, 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 #21-036 of Patrick Henn, 1040 N. Fulton Avenue, Lindenhurst, NY. Permission to increase total building area from 20% to 29.5% (over by 622 sq. ft.); diminish distance to rear lot line from 8' to 3'. All in connection with the erection of an in-ground pool and legally maintaining an existing accessory building (shed) and existing accessory structure (shed) and rear porch. Property located on the west side of N. Fulton Avenue, 481.13' north of Spiegelhagen Street, Lindenhurst, NY.  
SCTM#0100-154-3-34  
Zoning District: Residence B Zone

**6:05 p.m.**

2. Application #21-034 of Domenico Flavoni, 162 Broadway, Amityville, NY. Permission to diminish front yard setback from 30' to 16.6'; diminish south side yard from 10' to 4.8'; diminish total side yards from 25' to 14.8' with 2' roof overhang and bay window encroachment. All in connection with the raising of dwelling, and erection of front and rear deck with stairs. Property located on the west side of West Drive, 1,655' south of North Drive, Copiague, NY.  
SCTM#0100-191-1-35  
Zoning District: Residence C Zone  
Subject Premises: 468 West Drive, Copiague

**6:10 p.m.**

3. Application #21-037 of Raffi Nenejian, 90 Lloyd Avenue, North Babylon, NY. Permission to diminish front yard setback from 30' to 22'; diminish east side yard from 10' to 8.6'; diminish west side yard from 10' to 9.2'; diminish total side yards from 25' to 17.8' with 2' roof overhang and stair encroachment. All in connection with the erection of a 2<sup>nd</sup> story addition and front porch. Property located on the south side of Lloyd Avenue, 418' east of Leader Street, North Babylon, NY.  
SCTM#0100-116-1-34

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Zoning District: Residence C Zone

**6:15 p.m.**

4. Application #20-031 of Alexandra & Marc DeVitt, 2 Hendel Circle, Deer Park, NY. Permission to increase total building area from 20% to 24.4% (over by 450 sq. ft.); diminish distance to front property line from 40' to 17.9' on Milleridge Drive (for shed #1); diminish distance to rear lot line from 8' to 0.9' (for shed #2); diminish distance to west lot line from 8' to 4' (for shed #2); diminish distance to front property line from 40' to 30' on Milleridge Drive (for pool). All in connection with the erection of an in-ground pool. Property located on the southwest corner of Hendel Court & Milleridge Drive, Deer Park, NY.

SCTM#0100-18-1-65

Zoning District: Residence B Zone

**6:20 p.m.**

5. Application #21-033 of Mary Beth Liles, 13 Pratt Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 19.6'; diminish east side yard from 12' to 6.7'; diminish rear yard setback from 40' to 7.7'; increase total building area from 20% to 38% (over by 1,032 sq. ft.); diminish front yard setback from 40' to 18.4' (for front deck); increase parking area in front yard from 40% to 40.9% (over by 0.9 %.). All in connection with the erection of a one (1) story addition and an existing garage. Property located on the north side of Pratt Street, 166.54' west of Great Neck Road, West Babylon, NY.

SCTM#0100-220-4-35

Zoning District: Residence B Zone

**6:25 p.m.**

6. Application #21-038 of Ronald & Catherine Brust, 930 3<sup>rd</sup> Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 24.3'; diminish west side yard from 10' to 9.7' with 2' roof overhang and chimney and stair encroachments; increase total building area from 30% to 43.8% (over by 1,035 sq. ft.); diminish distance to rear lot line from 6' to 4.5' (for shed); diminish distance to west side yard from 6' to 2.1' (for shed); diminish distance to east side yard from 6' to 2.4' (for pool house); diminish distance to rear lot line from 2' to 0.8' (for deck); diminish distance to east side yard from 2' to 0.6' (for deck); diminish distance to east side yard from 6' to 5.6' (for pool); diminish distance to rear lot line from 6' to 0.6' (for hot tub). All in connection with the erection of a 2<sup>nd</sup> story addition and front porch, and existing in-ground pool, hot tub, shed, pool house and multi-level decks. Property located on the north side of 3<sup>rd</sup> Street, 150' west of 10<sup>th</sup> Avenue, West Babylon, NY.

SCTM#0100-133-3-10

Zoning District: Residence C Zone

**6:30 p.m.**

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7. Application #21-035 of LIDL US, LLC, 3500 South Clark Street, Arlington, VA.  
(tenant)/Basser Kaufman 228 LLC (prop. owner), 3500 South Clark Street, Arlington, VA.  
Permission to increase sign height from 6' to 8'1". All in connection with the erection of a non-conforming wall sign. Property located on the northwest corner of Montauk Highway & Beechwood Drive, West Babylon, NY.  
SCTM#0100-223-1-8.004  
Zoning District: Business E Zone  
Subject Premises: 531 Montauk Highway, West Babylon

**6:35 p.m.**

8. Application #21-039 of P & P Motors Inc., 1616 Straight Path, Wyandanch, NY.  
Requesting a use variance for outdoor storage of vehicles and sales of vehicles and trailers where such use is not permissible. All in connection with an existing used car lot. Property located on the southwest corner of Straight Path & Washington Avenue, Wyandanch, NY.  
SCTM#0100-40-2-9  
Zoning District: WC T5 Zone

**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  
200 E. Sunrise Highway  
Lindenhurst, NY 11757**

**EMAIL ADDRESS: [ZONINGCOMMENTS@TOWNOFBABYLON.COM](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)**

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

Dated: Babylon Town Hall  
Lindenhurst, New York  
March 29, 2021