

**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 29, 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 28, 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 #21-045 of Karen Curreri, 101 Sexton Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 17' on Sexton Road with 2' roof overhang and stair encroachment; diminish distance from property line from 40' to 1'4" on Windmill Avenue (for shed). All in connection with an existing front (west) portico encroachment and existing shed in secondary front (south) property line. Property located on the northeast corner of Sexton Road & Windmill Avenue, West Babylon, NY.
SCTM#0100-141-3-101
Zoning District: Residence C Zone

6:05 p.m.

2. Application #21-041 of Byron Miller, 14 Fowler Avenue Lane, Amityville, NY. Permission to increase total building area from 20% to 28.6% (over by 927 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the west side of Fowler Lane, 518.56' north of Schlegel Boulevard, North Amityville, NY.
SCTM#0100-123-2-21.014
Zoning District: Residence B Zone

6:10 p.m.

3. Application #21-043 of Cynthia Strain & Stephen Pyatt, 67 Scott Avenue, North Babylon, NY. Permission to diminish rear yard setback from 30' to 19.5' with 2' roof overhang and chimney encroachment. All in connection with the erection of a rear addition. Property located on the north side of Scott Avenue, 834.90' east of Deer Park Avenue, North Babylon, NY.
SCTM#0100-152-4-18
Zoning District: Residence C Zone

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6:15 p.m.

4. Application #21-042 of John Caroleo, 95 Maybrook Road, North Babylon, NY. Permission to diminish east side yard from 10' to 8' with 2' roof overhang encroachment. All in connection with the erection of a 2nd story addition. Property located on the north side of Maybrook Road, 76.20' east of Grenadon Lane, North Babylon, NY.
SCTM#0100-114-1-62
Zoning District: Residence C Zone

6:20 p.m.

5. Application #21-040 of Daphne & Hope Stamati, 10 W. 23rd Street, Deer Park, NY. Permission to diminish distance to north side yard from 6' to 2'4"; increase area of private garage from 250 sq. ft. to 308 sq. ft. All in connection with the rebuilding of a one (1) car detached garage. Property located on the west side of W. 23rd Street, 200' south of Long Island Avenue, Deer Park, NY.
SCTM#0100-60-2-22
Zoning District: Residence C Zone

6:25 p.m.

6. Application #21-044 of Wayne Ehrichs, 15 Parker Place, West Babylon, NY. Permission to diminish front yard setback from 40' to 24.8'; diminish west side yard from 15' to 11.4'; diminish total side yards from 35' to 26.1'; increase total building area from 15% to 15.4% (over by 31 sq. ft.) with 2' roof overhang and chimney encroachment. All in connection with the erection of a 2nd story addition and two (2) existing decks with stairs.
Property located on the south side of Parker Place, 200' east of Marion Court, West Babylon, NY.
SCTM#0100-139-3-44
Zoning District: Residence A Zone

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6:30 p.m.

7. Application #21-046a (Lot #1) of Dingle Bay Enterprises, Ltd., 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish front street line from 80' to 67.66'; diminish total lot area from 10,000 sq. ft. to 7,951 sq. ft.; diminish front yard setback from 30' to 23.1' on County Line Road with 2' roof overhang and chimney encroachments; subdivide a parcel of land from 133.88' x 100.33' x 157.59' x 104.96' into 67.66' x 100.33' x 91.37' x 104.96' x 67.66'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the northeast corner of W. Smith Street & County Line Road, Amityville, NY.
SCTM#0100-165-1-p/o 97
Zoning District: Residence B
Subject Premises: 37 W. Smith Street, Amityville

6:35 p.m.

8. Application #21-046b (Lot #2) of Dingle Bay Enterprises, Ltd., 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish front street line from 80' to 66.2'; diminish total lot area from 10,000 sq. ft. to 6,621 sq. ft.; diminish total side yard from 30' to 27' with 2' roof overhang and chimney encroachment; subdivide a parcel of land from 133.88' x 100.33' x 157.59' x 104.96' into 66.22' x 100.33'. 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 W. Smith Street, 67.66' east of County Line Road, Amityville, NY.
SCTM#0100-165-1-p/o 97
Zoning District: Residence B
Subject Premises: 37 W. Smith Street, Amityville

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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
200 E. Sunrise Highway
Lindenhurst, NY 11757**

EMAIL ADDRESS: ZONINGCOMMENTS@TOWNOFBABYLON.COM

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

Dated: Babylon Town Hall
 Lindenhurst, New York
 April 5, 2021