

**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, MAY 13, 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, MAY 12, 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 #21-050 of Anasuya Datt, 117 Madison Avenue, Amityville, NY. Permission to increase total building area from 20% to 29% (over by 910 sq. ft.). All in connection with the erection of a semi-in-ground pool, hot tub, and deck. Property located on the north side of Madison Avenue, 80' east of Cahill Street, Amityville, NY.

SCTM#0100-171-1-63

Zoning District: Residence B Zone

6:05 p.m.

2. Application #21-047 of Jeffrey Miller, 263 Montgomery Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 24.9' on Montgomery Avenue; diminish front yard setback from 30' to 26.5' on Hubbards Path with 2' roof overhang encroachment;. All in connection with the erection of a 2nd story addition. Property located on the northwest corner of Montgomery Avenue & Hubbards Path, West Babylon, NY.

SCTM#0100-141-5-100.001

Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-052 of Carlie Buccola, 102 Beechwood Street, Farmingdale, NY. Permission to diminish front yard setback from 30' to 25'; diminish east side yard from 10' to 9.4' with 2' roof overhang and chimney encroachment. All in connection with the erection of a 2nd story addition. Property located on the south side of Beechwood Street, 915.87' east of Melville Road, Farmingdale, NY.

SCTM#0100-30-1-110.001

Zoning District: Residence C Zone

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6:15 p.m.

4. Application #21-053 of Richard Hicks, 1014 N. Hamilton Avenue, Lindenhurst, NY. Permission to diminish north side yard from 12' to 8'; increase total building area from 20% to 30.3% (over by 643 sq. ft.). All in connection with the erection of an in-ground pool and an existing rear porch. Property located on the west side of N. Hamilton Avenue, 141.04' south of Spiegelhagen Street, Lindenhurst, NY.
SCTM#0100-154-4-40
Zoning District: Residence B Zone

6:20 p.m.

5. Application #21-028 of Jennifer Brule, 43 E. Beach Promenade, Lindenhurst, NY. Permission to increase height from 30' to 30'3"; diminish east side yard from 10' to 6.6'; diminish west side yard from 10' to 9.2'; diminish total side yards from 25' to 15.8'. All in connection with the erection of two (2) front decks, 2nd story addition, and the raising of the dwelling. Property located on the south side of E. Beach Promenade, 420' east of E. Riviera Drive, Lindenhurst, NY.
SCTM#0100-186-3-86
Zoning District: Residence C Zone

6:25 p.m.

6. Application #20-135 of Melchior Sansone, 82 Calvert Avenue, West Babylon, NY. Permission to increase building height from 30' to 33'; diminish front yard setback from 30' to 20.9' on Calvert Avenue; diminish front yard setback from 30' to 24.2' on Sunrise Place with 2' roof overhang and stair encroachment; increase number of bays for a private garage from two (2) to three (3) (over by one (1) bay); increase area of private garage from 500 sq. ft. to 943 sq. ft. (over by 443 sq. ft.). All in connection with the erection of 1st and 2nd floor additions, front porch, and a two (2) car detached garage. Property located on the northwest corner of Calvert Avenue & Sunrise Place, West Babylon, NY.
SCTM#0100-157-3-26
Zoning District: Business Eb Zone

6:30 p.m.

7. Application #21-048 of Ascot Container Corp. (tenant)/J. Rose Realty Holding Corp. (prop. owner), P. O. Box 1959, West Babylon, NY. Renewal of a special exception permit for retail use (sale of landscape materials and equipment); outdoor storage of trucks and agricultural and garden equipment (contractors' equipment and landscaping materials), a non-permitted use. All in connection with an existing building (previously approved for three (3) years). Property located on the southwest corner of Sunrise Highway & Burgess Avenue, West Babylon, NY.
SCTM#0100-157-2-23.002
Zoning District: Business E Zone/Residence B Zone
Subject Premises: 454 Sunrise Highway, West Babylon

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6:35 p.m.

8. Application #21-051 of BRIM Real Estate Holdings, 393 Sunrise Highway, West Babylon, NY. Permission to diminish off-street parking from 91 parking spaces to 49 parking spaces. All in connection with an existing building. Property located on the northwest corner of Sunrise Highway & Sand Street, West Babylon, NY.

SCTM#0100-134-2-41

Zoning District: Business E 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

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

Dated: Babylon Town Hall
Lindenhurst, New York
April 19, 2021