

**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

**Old Town Hall
47 W. Main Street
Babylon, New York 11702**

on **THURSDAY, JULY 8, 2021**

to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #21-088 of Carmelo Rivera, 112 Bedell Street, West Babylon, NY. Permission to increase total building area from 30% to 34% (over by 268 sq. ft.). All in connection with an existing screened-in porch. Property located on the south side of Bedell Street, 195' east of Junction Street, West Babylon, NY.
SCTM#0100-133-3-83
Zoning District: Residence C Zone

6:05 p.m.

2. Application #21-081 of Anthony Ferraro, 57 Laurel Road, Lindenhurst, NY. Permission to increase total building area from 30% to 33.4% (over by 314 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the northwest corner of Laurel Road & Straight Path, Lindenhurst, NY.
SCTM#0100-128-4-53
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-089 of Thomas & Donna Sawey, 1479 3rd Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 21.8' with 2' roof overhang and stair encroachment; diminish distance to property line from 40' to 17.7' (for ramp). All in connection with the erection of a front porch with stairs and ramp. Property located on the south side of 3rd Street, 100' west of 15th Avenue, West Babylon, NY.
SCTM#0100-139-1-11
Zoning District: Residence C Zone

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6:15 p.m.

4. Application #21-090 of Myrna Herrera, 7 Spring Street, Wheatley Heights, NY.
Permission to diminish east side yard from 12' to 7.7'; diminish total side yards from 30' to 24' with chimney encroachment. All in connection with the erection of a rear dormer and fire damage repair. Property located on the north side of Spring Street, 250' west of Portland Way, Wheatley Heights, NY.
SCTM#0100-14-5-36
Zoning District: Residence B Zone

6:20 p.m.

5. Application #21-064a of 384 Scudder Ave. Corp., 77 Broadway, Amityville, NY.
Permission to diminish width at front property line from 75' to 57.50'; subdivide a parcel of land from 115' x 125.62 x 126' x 35' x 100.72' into 57.50' x 130.44' x 66.03' x 35' x 100.72'. All in connection with the erection of a one (1) family dwelling with internal garage, front porch, and rear deck with stairs. Property located on the south side of Scudder Avenue, 158.12' west of Hawkins Boulevard, Copiague, NY.
SCTM#0100-196-1- p/o 24.007
Zoning District: Residence C Zone
Subject Premises: 384 Scudder Avenue, Copiague (Lot #1)

6:25 p.m.

6. Application #21-064b of 384 Scudder Ave. Corp., 77 Broadway, Amityville, NY.
Permission to diminish width at front property line from 75' to 57.50'; subdivide a parcel of land from 115' x 125.63' x 126.38' x 35' x 100.72' into 57.50' x 125.62' x 60.35' x 130.44'. All in connection with the erection of a one (1) family dwelling with internal garage, front porch, and rear deck with stairs. Property located on the south side of Scudder Avenue, 100.62' west of Hawkins Boulevard, Copiague, NY.
SCTM#0100-196-1-p/o 24.007
Zoning District: Residence C Zone
Subject Premises: 384 Scudder Avenue, Copiague (Lot #2)

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6:30 p.m.

7. Application #21-082 of 367 West Babylon, LLC (tenant)/Star Way Land Corp. (prop. owner), 556 Central Avenue, Bethpage, NY. Renewal of permission to increase sign height from 15' to 17.1' for ground sign; diminish south property setback from 10' to 5'; diminish west property setback from 10' to 5'; increase number of signs per pole from one (1) sign to five (5) signs; diminish clearance from grade from 8' to 4.8'. All in connection with an existing ground sign (previously approved for three (3) years). Property located on the north side of Sunrise Highway, 450' west of Sand Street, West Babylon, NY.

SCTM#0100-134-2-42.001

Zoning District: Business Eb Zone

Subject Premises: 367 Sunrise Highway, West Babylon

6:35 p.m.

8. Application #21-085 of Specialty Hearse & Ambulance Sales Corp., 58-60 Engineers Lane, East Farmingdale, NY. Renewal of a special exception permit to conduct a public garage for auto repair of hearses and ambulances and sale of both; diminish off-street parking from 81 parking spaces to 22 parking spaces; outdoor storage as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the east side of Engineers Lane, 919.66' north of Central Avenue, E. Farmingdale, NY.

SCTM#0100-7-1-26

Zoning District: Industry G Zone

6:40 p.m.

9. Application #21-087 of Shamoan Naseem (contract vendee)/Barry Herzberg (prop. owner), 155 Beaver Drive, Mastic Beach, NY. Requesting a special exception permit to conduct an animal hospital with apartment above. All in connection with an existing animal hospital with apartment above (previously approved for ten (10) years, which expired June 26, 2013). Property located on the northwest corner of Arnold Avenue & Great East Neck Road, West Babylon, NY.

SCTM#0100-216-1-54

Zoning District: Business E Zone

Subject Premises: 81 Arnold Avenue, West Babylon

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6:45 p.m.

10. Application #21-083 of Patriot Tactical Arms (tenant)/289 Skidmore LLC (prop. owner), 289 Skidmore Road, Unit E, Deer Park, NY. Requesting a special exception permit for the retail sale of firearms. All in connection with a portion of an existing building. Property located on the east side of Skidmore Road, 855.76' south of Skidmore Road South, Deer Park, NY.
SCTM#0100-118-2-7
Zoning District: Industry G Zone

6:50 p.m.

11. Application #21-084 of All County Towing & Auto Body (tenant)/Kew Realty (prop. owner), 66 E. Merrick Road, Freeport, NY. Requesting a special exception permit to conduct a public garage for auto body repair; diminish off-street parking from 79 parking spaces to 77 parking spaces; outdoor storage of five (5) cars per site plan. All in connection with a portion of an existing building. Property located on the northwest corner of Great Neck Road & Southern State Parkway, E. Farmingdale, NY.
SCTM#0100-121-1-24.001
Zoning District: Industry Ga Zone
Subject Premises: 180 Great Neck Road, E. Farmingdale

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, FOLLOWED BY ADJOURNED CASES. APPLICANTS AND INTERESTED PARTIES MUST APPEAR AT THE TIME SET FORTH ABOVE.

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

Dated: Babylon Town Hall
Lindenhurst, New York
June 14, 2021