

**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 15, 2021**

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

6:00 p.m.

1. Application #21-096 of Pierre Y. Hyppolite, P.O. Box 1516, Wyandanch, NY. Permission to diminish distance to front street line from 40' to 21.5' on Spruce Street; diminish distance to rear lot line from 6' to 2.4'. All in connection with an existing accessory building (shed). Property located on the northwest corner of Jefferson Avenue & Spruce Street, Wyandanch, NY.
SCTM#0100-58-6-33
Zoning District: Residence C Zone
Subject Premises: 114 Jefferson Avenue, Wyandanch

6:05 p.m.

2. Application #21-097 of Thomas DiCiero, 1427 12th Street, W. Babylon, NY. Permission to diminish distance from street line from 40' to 23.6' with stair encroachment; diminish distance to west side yard from 6' to 2'7" for shed. All in connection with an existing front deck with stairs and shed. Property located on the south side of 12th Street, 150' east of 14th Avenue, W. Babylon, NY.
SCTM#0100-136-5-42
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-091 of Hicham & Mounia Haouzi, 82 Woodlawn Avenue, Deer Park, NY. Permission to increase total building area from 20% to 22% (over by 213 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the west side of Woodlawn Avenue, 347.18' south of Emerson Street, Deer Park, NY.
SCTM#0100-19-2-41
Zoning District: Residence B Zone

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6:15 p.m.

4. Application #21-086 of William Dennis, 678 Outlook Avenue, W. Babylon, NY. Permission to diminish front yard setback from 30' to 5.7' on Hubbards Path with 2' roof overhang encroachment; diminish east side yard from 10' to 5'. All in connection with the erection of a 2nd story addition. Property located on the southeast corner of Outlook Avenue & Hubbards Path, W. Babylon, NY.
SCTM#0100-141-5-82
Zoning District: Residence C Zone

6:20 p.m.

5. Application #21-095 of Timothy Hamoy, 45 Schmeelk Place, Copiague, NY. Permission to diminish front yard setback from 30' to 27.5' with 1' roof overhang encroachment. All in connection with the erection of a 2nd story addition. Property located on the north side of Schmeelk Place, 300' east of S. Great Neck Road, Copiague, NY.
SCTM#0100-192-2-48.001
Zoning District: Residence B Zone

6:25 p.m.

6. Application #21-094 of G & R Building Corp., 281 Main Street, Farmingdale, NY. Permission to diminish width at front property line from 80' to 57.83'; diminish total lot area from 10,000 sq. ft. to 7,495 sq. ft.; diminish front yard setback from 30' to 27'; diminish south side yard from 12' to 11'; diminish total side yards from 30' to 26.5' with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the east side of New Highway, 673.90' south of Watkins Terrace, Amityville, NY.
SCTM#0100-124-3-36.002 & 36.001
Zoning District: Residence B Zone
Subject Premises: 341 New Highway, Amityville

6:30 p.m.

7. Application #21-092 of JPD United Construction LLC, 1637 Broad Hollow Road, Farmingdale, NY. Renewal of permission to increase sign height from 50 sq. ft. to 56 sq. ft.; increase sign height from 15' to 18.3'. All in connection with an existing ground (directory) sign (previously approved for three (3) years). Property located on the west side of Broad Hollow Road, 1,861' south of Conklin Street, Farmingdale, NY.
SCTM#0100-48-2-9.008
Zoning District: Industry G Zone
Subject Premises: 1230, 1240, 1250, 1260, 1270 Route 110, Farmingdale, NY

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6:35 p.m.

8. Application #21-093 of JPD United Construction LLC. Renewal of permission to increase number of ground signs from one (1) sign to two (2) signs; increase sign area from 50 sq. ft. to 88 sq. ft.; increase sign height from 15' to 27'1". All in connection with an existing directory sign (previously approved for three (3) years. Property located on the east side of Broad Hollow Road, south of Conklin Street Farmingdale, NY.
SCTM#0100-48-2-9.014
Zoning District: Industry G Zone
Subject Premises: 1290, 1292 & 1294 Broad Hollow Road, Farmingdale, NY

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 21, 2021