

**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 29, 2021**

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

**6:00 p.m.**

1. Application #21-106 of Michelle Pascal, 69 Duke Street, Deer Park, NY. Permission to diminish distance to rear lot line from 8' to 1.7'; diminish distance to south side yard from 8' to 0.3'. All in connection with the demolition and rebuilding of a one (1) car detached garage. Property located on the east side of Duke Street, 300' north of Prince Avenue, Deer Park, NY.

SCTM#0100-90-2-5

Zoning District: Residence B Zone

**6:05 p.m.**

2. Application #21-102 of BP Products North America, Inc. (tenant)/LouAnn Associates, LLC (prop. owner), P. O. Box 6038, Artesia, CA. Requesting permission to increase sign height from 15' to 20'10"; increase area of ID sign from 32 sq. ft. to 51 sq. ft.; increase area of price sign from 12 sq. ft. to 36 sq. ft.; increase number of signs per pole from one (1) to two (2); diminish south setback from 10' to 3'; diminish east setback from 10' to 9'. All in connection with the refacing of an existing ID and price sign (previously approved for two (2) years, expired July 10, 2010). Property located on the northwest corner of Route 109 & Carmans Road, E. Farmingdale, NY.

SCTM#0100-69-2-89

Zoning District: Business E Zone

Subject Premises: 1009 Route 109, E. Farmingdale

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**6:10 p.m.**

3. Application #21-104 of BP Products North America, Inc. (tenant)/Leon Petroleum, LLC (prop owner), P. O. Box 6038, Artesia, CA. Renewal of permission to increase number of price signs from one (1) to two (2); increase sign height from 15' to 19'6"; increase area of ID sign from 32 sq. ft. to 51 sq. ft.; increase area of price sign from 12 sq. ft. to 36 sq. ft.; diminish west setback from 10' to 4'1"; increase north setback from 10' to 2'1"; allow sign on light pole (not permitted). All in connection with an ID and price sign (previously approved for three (3) years). Property located on the east side of Straight Path, 660' south of Irving Avenue, Wyandanch, NY  
.SCTM#0100-58-4-16.001  
Zoning District: Business E Zone  
Subject Premises: 1501 Straight Path, Wyandanch

**6:15 p.m.**

4. Application #21-032 of Hyundai of 110 (tenant)/Flint & Horner Company, Inc. (prop. owner), 2100 Broadhollow Road, Farmingdale, NY. Permission to diminish clearance/grade from 8' to 0'; increase sign height from 15' to 26'; increase area of ID sign from 32 sq. ft. to 260' sq. ft.; diminish east side setback from 10' to 3.5'; increase number of signs/pole from one (1) sign to two (2) signs. All in connection with the erection of a non-conforming pylon (ID) sign. Property located on the northeast corner of Broadhollow Road & Daniel Street, Farmingdale, NY.  
SCTM#0100-32-1-8.001  
Zoning District: Industry G Zone

**6:20 p.m.**

5. Application #21-105 of Simply the Best Auto Collision (tenant)/Giaquinto Brothers LLC (prop. owner), 45 Fairfield Drive, Dix Hills, NY. Renewal of a special exception permit to conduct a public garage for auto body repair and towing. All in connection with an existing building (previously approved for three (3) years, expired 4/20/20). Property located on the south side of Long Island Avenue, 379.09' east of Carlls Path, Deer Park, NY.  
SCTM#0100-65-1-4.002  
Zoning District: Industry G Zone  
Subject Premises: 902 Long Island Avenue, Deer Park

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**6:25 p.m.**

6. Application #21-107a of G & R Building Corp., 281 Main Street, Farmingdale, NY.  
Permission to diminish width at front property line from 75' to 62.48'; diminish total lot area from 7,500 sq. ft. to 6,248 sq. ft.; diminish north side yard from 10' to 1.1'; diminish total side yards from 25' to 15.3'; diminish rear yard setback from 30' to 19.3' with 2' roof overhang, stair, and chimney encroachments; diminish distance to rear yard from 6' to 5' (for detached garage); diminish distance to south side yard from 6' to 2.8' (for detached garage); subdivide a parcel of land from 102.49' x 100' x 124.96' x 43.63' x 40.31' x 23'. All in connection with an existing dwelling with front porch, basement entrance, and detached garage. Property located on the west side of Lafayette Road, 63.01' north of Sunrise Highway Service Road, West Babylon, NY.

SCTM#0100-159-2-p/o 64 (Lot #1)

Zoning District: Residence C Zone

Subject Premises: 12 Lafayette Road, West Babylon

**6:30 p.m.**

7. Application #21-107b of G & R Building Corp., 281 Main Street, Farmingdale, NY.  
Permission to diminish width at front property line from 75' to 51.51'; diminish total lot area from 7,500 sq. ft. to 5,808 sq. ft.; diminish front yard setback from 30' to 23' on Sunrise Highway Service Road; diminish rear yard setback from 30' to 25' with 2' roof overhang and stair encroachment; subdivide a parcel of land from 102.49' x 100' x 124.96' x 43.63' x 40.31' x 23' into 40.01' x 100' x 62.48' x 43.63' x 40.31' x 23'. All in connection with the erection of a one (1) family dwelling with internal garage. Property located on the northwest corner of Lafayette Road & Sunrise Highway Service Road, West Babylon, NY.

SCTM#0100-159-2-p/o 64 (Lot #2)

Zoning District: Residence C Zone

Subject Premises: 12 Lafayette Road. West Babylon

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**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  
                  July 6, 2021