

**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, AUGUST 19, 2021**

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

6:00 p.m.

1. Application #21-116 of Michael Villa, 209 Van Buren Street, West Babylon, NY. Permission to diminish distance to front property line from 40' to 23' with stair encroachment. All in connection with an existing front deck with stairs. Property located on the north side of Van Buren Street, 301.95' east of Lewis Avenue, West Babylon, NY.
SCTM#0100-142-3-87
Zoning District: Residence B Zone

6:05 p.m.

2. Application #21-079 of Kathy Sanchez, 265 Florida Avenue, Copiague, NY. Permission to diminish west side yard from 10' to 5'; diminish total side yards from 25' to 18'. All in connection with an existing outside cellar entrance. Property located on the north side of Florida Avenue, 190' east of Great Neck Road, Copiague, NY.
SCTM#0100-196-1-61
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-117 of Michael & Pauline Collins, 1415 August Road, North Babylon, NY. Permission to diminish front yard setback from 30' to 29.5' with 2' roof overhang and stair encroachment; increase total building area from 20% to 34% (over by 1,131.9 sq. ft.). All in connection with existing alterations, front and rear decks with stairs, and an outside cellar entrance. Property located on the north side of August Road, 942.69' east of Fairfield Apartments, North Babylon, NY.
SCTM#0100-108-4-5
Zoning District: Residence B Zone

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6:15 p.m.

4. Application #21-119 of Frank Fox, 192 Throop Street, West Babylon, NY.
Permission to increase total building area from 20% to 25.4% (over by 544 sq. ft.).
All in connection with the erection of a semi-in-ground pool. Property located on the south side of Throop Street, 695.95' west of Belmont Avenue, West Babylon, NY.
SCTM#0100-142-3-76
Zoning District: Residence B Zone

6:20 p.m.

5. Application #21-075 of Jose Nunez, 429 Mazzini Avenue, Copiague, NY.
Permission to diminish front yard setback from 30' to 23.6' on Great Neck Road with 2' roof overhang and chimney encroachment. All in connection with the erection of a 2nd story addition. Property located on the northwest corner of Mazzini Avenue & Great Neck Road, Copiague NY.
SCTM#0100-176-2-91.001
Zoning District: Residence C Zone

6:25 p.m.

6. Application #21-124 of Christian Southwell, 836 10th Street, West Babylon, NY.
Permission to diminish front yard setback from 30' to 25.7'; diminish west side yard from 10' to 5.3' with 2' roof overhang and chimney encroachment. All in connection with the erection of a 2nd story addition. Property located on the north side of 10th Street, 77.50' west of 9th Avenue, West Babylon, NY.
SCTM#0100-132-2-27
Zoning District: Residence C Zone

6:30 p.m.

7. Application #21-123 of 95 E. Booker Corp., 229 W. 21st Street, Deer Park, NY.
Permission to diminish width at front property line from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 6,000 sq. ft. All in connection with the erection of a one (1) family dwelling with front porch and Bilco doors. Property located on the south side of Parkway Boulevard, 480' west of Russell Street, Wyandanch, NY.
SCTM#0100-80-1-43
Zoning District: Residence C Zone
Subject Premises: 18 Parkway Boulevard, Wyandanch

6:35 p.m.

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8. Application #21-122 of Nancy De Martino, 414 Old Farmingdale Road, West Babylon, NY. Permission to diminish total side yards from 25' to 22'; increase total building area from 30% to 39.9% (over by 719 sq. ft.); diminish distance to rear lot line from 6' to 0' (for pool deck); diminish distance to east side yard from 6' to 0' for overhang. All in connection with the erection of a rear addition, and existing pool deck, rear decks, hot tub, and accessory building.

Property located on the south side of Old Farmingdale Road, 609.24' west of Cadman Avenue, West Babylon, NY.

SCTM#0100-211-2-6

Zoning District: Residence C Zone

6:40 p.m.

9. Application #21-121 of Deer Park Podiatry (tenant)/Sound Legal Footing, Inc. (prop. owner), 1428 Deer Park Avenue, North Babylon, NY. Renewal of permission to diminish east setback from 10' to 2'; increase area of ground sign from 32 sq. ft. to 40 sq. ft. All in connection with a non-conforming ground (directory) sign (previously approved for five (5) years). Property located on the west side of Deer Park Avenue, between Polaris Street & Middle Street, North Babylon, NY.

SCTM#0100-112-5-37.001

Zoning District: Business E Zone

6:45 p.m.

10. Application #21-115 of Professional's Choice Auto Body Inc. (tenant)/Blom Realty Inc. (prop. owner), 649 Sunrise Highway, West Babylon, NY. Renewal of a special exception permit to conduct a public garage for auto body repair and outdoor storage of vehicles; increase height of fence from 6' to 7' as per site plan. All in connection with an existing building (previously approved for five (5) years). Property located on the north side of Sunrise Highway, 93' east of Laramie Road, West Babylon, NY.

SCTM#0100-158-2-74.001

Zoning District: Business Eb Zone

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6:50 p.m.

11. Application #21-118 of Multiple Listing Services of New York/Westchester (tenant)/Robert Verola (prop. owner), 400 Broadhollow Road, Farmingdale, NY. Permission to diminish off-street parking from 163 parking spaces to 122 parking spaces. All in connection with a portion of an existing building. Property located on the southwest corner of Broadhollow Road & Executive Boulevard, Farmingdale, NY.
SCTM#0100-94-1-86.004
Zoning District: Industry G Zone

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 26, 2021