

**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, SEPTEMBER 9, 2021**

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

6:00 p.m.

1. Application #21-130 of Chris Boll, 1252 Jackson Avenue, North Lindenhurst, NY. Permission to diminish front yard setback from 30' to 28.6'; diminish east side yard from 10' to 9'; diminish total side yards from 25' to 16.9' for aluminum awning; diminish distance to rear lot line from 6' to 3.6'; diminish distance to west side yard from 6' to 2.3' for accessory building (shed); diminish distance to east side yard from 6' to 3' (for gazebo); diminish distance to east side yard from 6' to 5' (for pool deck). All in connection with an existing aluminum awning, accessory buildings (shed, pool deck, and gazebo) and enclosed porch. Property located on the south side of Jackson Avenue, 415.83' west of Copiague Road, North Lindenhurst, NY.

SCTM#0100-204-1-26
Zoning District: Residence C Zone

6:05 p.m.

2. Application #21-125 of Christopher Seeger, 92 Brookside Avenue, North Babylon, NY. Permission to diminish distance to front property line from 40' to 10' on Ruth Place. All in connection with the erection of an in-ground pool. Property located on the east side of Brookside Avenue, 622' north of Hamilton Avenue, North Babylon, NY.

SCTM#0100-146-1-23
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-132 of Carissa & Nick Angelinas, 258 Farmers Avenue, Lindenhurst, NY. Permission to increase total building area from 20% to 36% (over by 1,442 sq. ft.). All in connection with the erection of an in-ground pool with patio. Property located on the south side of Farmers Avenue, 981.26' west of Route 109, Lindenhurst, NY.

SCTM#0100-155-2-92.001
Zoning District: Residence B Zone

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6:15 p.m.

4. Application #21-131 of Carol McIlmurray, 35 Jane Drive, North Babylon, NY. Permission to increase total building area from 30% to 58% (over by 2,985 sq. ft.). All in connection with the erection of an in-ground pool with patio. Property located on the east side of Jane Drive, 140' south of Thomas Drive, North Babylon, NY.
SCTM#0100-109-1-88
Zoning District: Residence C Zone

6:20 p.m.

5. Application #21-129 of Javid Singh, 11 Maplewood Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 14.9'; diminish south side yard from 10' to 7.4' with 2' roof overhang and stair encroachment. All in connection with the erection of 1st & 2nd floor additions. Property located on the east side of Maplewood Road, 125' north of Nill Street, West Babylon, NY.
SCTM#0100-218-2-27
Zoning District: Residence C Zone

6:25 p.m.

6. Application #21-120 of Renzon Concepcion (applicant)/Rod Staten Corp. (prop. owner), 327 Deauville Boulevard, Copiague, NY. Permission to diminish front yard setback from 30' to 20.1' on Hickory Street with 2' roof overhang encroachment. All in connection with the erection of a one (1) family dwelling. Property located on the southeast corner of Jefferson Avenue & Hickory Street, Wyandanch, NY.
SCTM#0100-83-2-26
Zoning District: Residence C Zone
Subject Premises: 109 Jefferson Avenue, Wyandanch

6:30 p.m.

7. Application #21-126 of K. R. Shetty, 9 Greenwood Drive, Manhasset, NY. Permission to diminish width at front property line from 80' to 75'; diminish total lot area from 10,000 sq. ft. to 6,361 sq. ft.; diminish rear yard setback from 40' to 19.8'; increase total building area from 20% to 23% (over by 193 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling with attached garage and front porch. Property located on the north side of Dixon Avenue, 475.20' east of Overland Avenue, Amityville, NY.
SCTM#0100-168-2-88
Zoning District: Residence B Zone
Subject Premises: 194 Dixon Avenue, Amityville

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6:35 p.m.

8. Application #21-133 of Atlantic Tactical, Inc., 763 Corporate Circle, New Cumberland, PA. Renewal of a special exception permit for retail use (sale of firearms, gun powder, and ammunition); storage of gun powder, black explosives, low grade ammunition, and primers. All in connection with an existing building (previously approved for two (2) years). Property located on the south side of Route 109, 1,358.40' west of Southern State Parkway, E. Farmingdale, New York.
SCTM#0100-97-1-2.012
Zoning District: Industry G Zone
Subject Premises: 238 Route 109, Farmingdale

6:40 p.m.

9. Application #21-127 of Canale Service Station Inc., 726 (a/k/a 720) Route 109, North Lindenhurst, NY. Renewal of a special exception permit to conduct a public garage as an auto repair shop. All in connection with an existing building (previously approved for four (4) years). Property located on the southwest corner of Route 109 & 4th Avenue, North Lindenhurst, NY.
SCTM#0100-129-5-30
Zoning District: Business E Zone

6:45 p.m.

10. Application #21-128 of All American Auto Cars (tenant)/Canale Service Station, Inc. (prop. owner), 726 (a/k/a 720 B) Route 109, North Lindenhurst, NY.
Requesting a special exception permit to conduct a used car lot; outdoor storage and display of vehicles for sale. All in connection with an existing building.
Property located on the southwest corner of Route 109 & 4th Avenue, North Lindenhurst, NY.
SCTM#0100-129-5-28 & 29
Zoning District: Business E Zone

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6:50 p.m.

11. Application #21-109 of 455 Sunrise Highway, LLC, 333 W. Hoffman Avenue, Lindenhurst, NY. Permission for a four (4) unit apartment building, a prohibited use; diminish east side yard from 3' to 2.7'; diminish rear yard setback from 50' to 9.9'; diminish off-street parking from 8 parking spaces to 6 parking spaces; provide no rear or side buffers where a minimum of 5' of buffer is required. All in connection with an existing building. Property located on the northeast corner of Sunrise Highway & Cindy Drive, West Babylon, NY.

SCTM#0100-157-1-12

Zoning District: Business Eb Zone

Subject Premises: 455 Sunrise Highway, West Babylon

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
August 16, 2021