

**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 16, 2021**

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

6:00 p.m.

1. Application #21-143 of Clifford & Patricia Kase, 37 Mohawk Drive, North Babylon, NY. Permission to diminish distance to east side yard from 8' to 3.8'. All in connection with an existing shed. Property located on the north side of Mohawk Drive, 563.85' east of Deer Park Avenue, North Babylon, NY.
SCTM#0100-115-1-49
Zoning District: Residence B Zone

6:05 p.m.

2. Application #21-135 of Gerald & Patricia Flamio, 151 Foster Boulevard, Babylon, NY. Permission to diminish distance to front property line from 40' to 20.9'. All in connection with an existing front patio. Property located on the southeast corner of Foster Boulevard & Vesper Court, Babylon, NY.
SCTM#0100-162-3-22
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-142 of Andrew Ferrara (applicant)/Jennifer Kenning (prop. owner), 6 Reed Drive, Deer Park, NY. Permission to diminish front yard setback from 30' to 29.1'; diminish total side yards from 30' to 29.5' with 2' roof overhang and stair and chimney encroachments; diminish distance to rear lot line from 8' to 3.9' (for shed); diminish distance to west side yard from 8' to 4.5' (for shed). All in connection with the erection of 1st & 2nd floor additions and front porch, and an existing accessory building (shed). Property located on the south side of Reed Drive, 191.58' west of Commack Road, Deer Park, NY.
SCTM#0100-91-1-50
Zoning District: Residence B Zone

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

6:15 p.m.

4. Application #21-137 of Joseph Marino, 47 West Pershing Avenue, Babylon, NY.
Permission to diminish front yard setback from 30' to 19.4'; diminish west side yard from 12' to 5.1'; diminish east side yard from 12' to 5.8'; diminish total side yards from 30' to 10.9'; increase total building area from 20% to 36.5% (over by 662 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the raising of dwelling, front porch, 3rd level addition, and multi-level deck (no stairs).
Property located on the north side of West Pershing Avenue, 560' west of South Bay Drive, Babylon, NY.

SCTM#0100-231-2-65

Zoning District: Residence B Zone

6:20 p.m.

5. Application #21-138a (Lot #1) of Dingle Bay Enterprises, Ltd. (applicant)/Congress of Hopeful Watchers LLC (prop. owner), 2137 Deer Park Avenue, Deer Park, NY.
Permission to diminish width at front street line from 80' to 72'; subdivide a parcel of land from 144' x 227' into 72' x 227'. All in connection with the erection of a one (1) family dwelling with two (2) car attached garage and front porch. Property located on the south side of Spring Street, 384' east of Straight Path, Wyandanch, NY.

SCTM#0100-14-6-p/o 14

Zoning District: Residence B Zone

Subject Premises: 45 Spring Street, Wyandanch

6:25 p.m.

6. Application #21-138a (Lot #1) of Dingle Bay Enterprises, Ltd. (applicant)/Congress of Hopeful Watchers LLC (prop. owner), 2137 Deer Park Avenue, Deer Park, NY.
Permission to diminish width at front street line from 80' to 72'; subdivide a parcel of land from 144' x 227' into 72' x 227'. All in connection with the erection of a one (1) family dwelling with two (2) car attached garage and front porch. Property located on the south side of Spring Street, 384' east of Straight Path, Wyandanch, NY.

SCTM#0100-14-6-p/o 14

Zoning District: Residence B Zone

Subject Premises: 45 Spring Street, Wyandanch

6:30 p.m.

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

7. Application #21-136 of K E Business Inc. (tenant)/ Gazza Family Fund LLC (prop. owner), 92 Kean Street, West Babylon, NY. Renewal of a special exception permit for adult retail use. All in connection with an existing building (previously approved for three (3) years). Property located on the west side of Kean Street, 500' south of Patten Avenue, West Babylon, NY.
SCTM#0100-76-2-6.001
Zoning District: Industry Gb Zone

6:35 p.m.

8. Application #20-043 of New Gen Auto Group Inc. (tenant)/J. Rose Realty Holding Corp. (prop. owner), 460 Sunrise Highway, West Babylon, NY. Renewal of a special exception permit to conduct a used car lot; diminish off-street parking from twelve (12) parking spaces to seven (7) parking spaces; outdoor storage of vehicles awaiting sale or repair. All in connection with an existing building (previously approved for one (1) year). Property located on the southwest corner of Sunrise Highway & Burgess Avenue, West Babylon, NY.
SCTM#0100-157-2-23.003
Zoning District: Business Eb 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
August 23, 2021