

**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, OCTOBER 14, 2021**

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

**6:00 p.m.**

1. Application #21-163 of Jessica Hardial, 1030 N. Fulton Avenue, Lindenhurst, NY. Permission to increase total building area from 20% to 33.6% (over by 886 sq. ft.); diminish distance to south side yard from 8' to 2.5'. All in connection with existing pavers (pool deck). Property located on the west side of N. Fulton Avenue, 351.13' north of Spiegelhagen Street, Lindenhurst, NY.  
SCTM#0100-154-3-36  
Zoning District: Residence B Zone

**6:05 p.m.**

2. Application #21-141 of All Island Design, 9 Blue Spruce Lane, Commack, NY. Permission to diminish front yard setback from 30' to 19' on Campagnoli Avenue; diminish north side yard from 10' to 6'; diminish rear yard setback from 30' to 18.2' with 2' roof overhang, stairs, and basement entrance encroachments; diminish distance to front property line from 40' to 24' on Vespucci Avenue; diminish distance to front property line from 40' to 13' on Campagnoli Avenue (for deck); diminish distance to west side yard from 6' to 4.4'; diminish distance to rear lot line from 6' to 5'; diminish distance to front property line from 40' to 32.5' on Campagnoli Avenue (for shed). All in connection with an existing front deck with two (2) stairs, awning, shed and basement entrance. Property located on the northwest corner of Vespucci Avenue & Campagnoli Avenue Copiague, NY.  
SCTM#0100-199-2-16  
Zoning District: Residence C Zone  
Subject Premises: 125 Vespucci Avenue, Copiague

**6:10 p.m.**

3. Application #21-162 of Matthew Riback, 54 June Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 26.5' with 2' roof overhang and stair encroachment. All in connection with the erection of a two (2) story addition. Property located on the south side of June Street, 795.61' east of Copiague Road, Lindenhurst, NY.  
SCTM#0100-127-2-67  
Zoning District: Residence B Zone

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**6:15 p.m.**

4. Application #21-167 of Laquan London, 51 E. June Street, Lindenhurst, NY. Permission to diminish west side yard from 12' to 10'; diminish total side yards from 30' to 15'; increase total building area from 20% to 40% (over by 1,209 sq. ft.). All in connection with the erection of a 2<sup>nd</sup> story addition. Property located on the north side of June Street, 320' east of Union Road, Lindenhurst, NY.  
SCTM#0100-128-1-48  
Zoning District: Residence B Zone

**6:20 p.m.**

5. Application #21-164 of 45 West Realty LLC, 2 Frances Drive, Muttontown, NY. Permission to increase number of signs on property from one (1) to two (2); increase area of price sign from 12 sq. ft. to 25 sq. ft.; diminish clearance/grade from 8' to 4'6". All in connection with the erection of one (1) pylon sign and one (1) monument sign. Property located on the northwest corner of Sunrise Highway & 45<sup>th</sup> Street, Lindenhurst, NY.  
SCTM#0100-206-1-44  
Zoning District: Business Eb Zone  
Subject Premises: 45 West Sunrise Highway, Lindenhurst

**6:25 p.m.**

6. Application #21-160 of STS of New York (tenant)/Route 112 Partners LP (prop. owner), 358 Saw Mill River Road, Millwood, NY. Requesting renewal of a special exception permit to operate a public garage for auto repair. All in connection with an existing building (previously approved for three (3) years). Property located on the south side of Long Island Avenue, 413.77' east of Commack Road, Deer Park, NY  
SCTM#0100-68-1-4  
Zoning District: Industry G  
Subject Premises: 1070 Long Island Avenue, Deer Park

**6:30 p.m.**

7. Application #21-165 of L. I. Prestige Auto Service Corp. (tenant)/127 L. I. P. Corp. (prop. owner), 127 5<sup>th</sup> Street, Lindenhurst, NY. Requesting renewal of a special exception permit to operate a public garage for auto repair; diminish off-street parking from seven (7) parking spaces to five (5) parking spaces; outside storage of vehicles in side yard. All in connection with an existing building (previously approved for one (1) year). Property located on the south side of 5<sup>th</sup> Street, 140' west of Wellwood Avenue, Lindenhurst, NY.  
SCTM#0100-129-4-3  
Zoning District: Industry G Zone

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**6:35 p.m.**

8. Application #21-161 of Medical Management International, Inc. d/b/a Banfield Pet Hospital (tenant)/VL9 1278 Rte. 110. LLC (prop. owner), 18101 SE 6<sup>th</sup> Way, Vancouver, Washington. Requesting a special exception permit to conduct an animal hospital. All in connection with a portion of an existing building. Property located on the west side of Route 110, 1,345.50' south of Conklin Street, Farmingdale, NY.  
SCTM#0100-49-2-13.2  
Zoning District: Industry G Zone  
Subject Premises: 1278 Route 110, Farmingdale

**6:40 p.m.**

9. Application #21-166 of Deli Design Inc. (tenant)/RJD Properties LLC (prop. owner), 5 Bethpage Road, Copiague, NY. Permission to increase front yard setback from 10' to 11'; allow no landscaping in front yard where landscaping is required; allow six (6) parking spaces within 10' of front yard where no parking spaces are allowed. All in connection with an existing building. Property located on the northwest corner of Bethpage Road & N. Oak Street, Copiague, NY.  
SCTM#0100-201-3-7.001  
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  
September 20, 2021