

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 Babylon Town Hall, 200 East Sunrise Highway, North Lindenhurst, New York on **THURSDAY, JANUARY 4, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #17-286 of Oscar Gomez, 2 Hoover Street, Amityville, NY. Permission to increase total building area from 20% to 30.8% (over by 699 sq. ft.). All in connection with an existing rear deck with stairs. Property located on the west side of Hoover Street, 160' south of Lindy Avenue, Amityville, NY.
SCTM#0100-164-1-56
Zoning District: Residence B Zone

6:00 p.m.

2. Application #17-277 of Frances Folz, 9 Montgomery Lane, Bay Shore, NY. Permission to diminish rear yard setback from 25' to 20.4'; increase total building area from 20% to 29.5% (over by 381 sq. ft.). All in connection with an existing 2nd story rear deck with stairs. Property located on the north side of Jackson Avenue West, 60' east of Mayhew Avenue, Babylon, NY.
SCTM#0100-230-2-39
Zoning District: Residence B Zone
Premises: 33 West Jackson Avenue, Babylon

6:00 p.m.

3. Application 17-282 of Paul Jean, 353 Lexington Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 23.2' with 1' roof overhang and stair encroachment. All in connection with the erection of a front porch. Property located on the north side of Lexington Avenue, 150' east of Colonial Road, West Babylon, NY.
SCTM#0100-145-2-22
Zoning District: Residence C Zone

6:00 p.m.

4. Application #17-279 of Joseph & Elizabeth Waltel, P. O. Box 758, Manorville, NY. Permission to increase building height from 30' to 30'3"; diminish width at front property line from 100' to 18'. All in connection with the erection of a one (1) family dwelling with a front porch and a two (2) car attached garage. Property located on the north end of Hilltop Lane, 633.95' north of Perry Lane, Wheatley Heights, NY.
SCTM#0100-15-2-48.001
Zoning District: Residence A Zone
Premises: 67 Hilltop Lane, Wheatley Heights

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6:10 p.m.

5. Application #17-281 of Dingle Bay Enterprises Ltd., 2137 Deer Park Avenue, Suite A, Deer Park, NY. Permission to diminish width at front property line from 80' to 50'; diminish total lot area from 10,000 sq. ft. to 5,000 sq. ft.; diminish east side yard from 12' to 10'; diminish west side yard from 12' to 10'; diminish total side yards from 30' to 20' with 2' roof overhang and chimney encroachment. All in connection with the erection of a one (1) family dwelling with front porch and Bilco doors. Property located on the north side of Wilson Avenue, 592' east of Commack Road, Deer Park, NY.
SCTM#0100-91-3-49
Zoning District: Residence B Zone
Premises: 49 Wilson Avenue, Deer Park

6:10 p.m.

6. Application #17-285 of AKA Auto Bus & Truck Inc., 140 Skidmore Road, Deer Park, NY. Renewal of a special exception permit to conduct a public garage for auto body repairs, auto repairs and used car sales. All in connection with an existing building (previously approved for five (5) years). Property located on the west side of South Skidmore Road, 439.63' south of Skidmore Road, Deer Park, NY.
SCTM#0100-93-2-47
Zoning District: Industry G Zone

6:10 p.m.

7. Application #17-283 of East Neck Auto Service, Inc. (tenant)/89 Farmingdale Road Corp. (prop. owner), 89 Route 109, West Babylon, NY. Renewal of a special exception permit to conduct a public garage as an auto repair shop and for the sale of motorcycles. All in connection with an existing building (previously approved for five (5) years). Property located on the east side of Route 109, 586.59' south of Platt Avenue, West Babylon, NY.
SCTM#0100-213-2-15
Zoning District: Business E Zone

6:10 p.m.

8. Application #17-278 of 280 Route 109 LLC, 81 Bayview Avenue, West, Lindenhurst, NY. Renewal of a special exception permit for outdoor storage of vehicles; diminish landscaping area in front yard from 10' to 0'; outdoor storage in rear and side yards with no separation fence. All in connection with an existing trailer and outdoor storage (previously approved for three (3) years). Property located on the south side of Route 109, 700.62' west of Southern Street Parkway, Farmingdale, NY.
SCTM#0100-97-1-27
Zoning District: Industry G Zone
Premises: 280 Route 109, Farmingdale

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6:20 p.m.

9. Application #17-284 of Marlon Leon (tenant)/5 ½ GS Realty LLC (prop. owner), 740 W. Chester Road, Long Beach, NY 11561. Requesting a special exception permit to operate a kennel with dog boarding, training, daycare, and grooming; diminish off-street parking from 65 parking spaces required to 43 parking spaces provided. All in connection with a portion of an existing building. Property located on the southeast corner of E. Sunrise Highway & N. Fulton Avenue, Lindenhurst, NY.

SCTM#0100-208-4-52.001

Zoning District: Eb Business/Residence B Zone

Premises: 119 E. Sunrise Highway, Lindenhurst

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, TO BE FOLLOWED BY ADJOURNED CASES.

BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN

Dated: Babylon Town Hall
Lindenhurst, New York
DECEMBER 11, 2017