

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, MARCH 22, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-036 of Marzena Bruder-Ziemska, 26 Irene Street, Lindenhurst, NY. Permission to increase total building area from 20% to 23.9% (over by 395 sq. ft.). All in connection with the erection of a rear addition. Property located on the south side of Irene Street, 302.20' west of Wellwood Avenue, Lindenhurst, NY.
SCTM#0100-127-3-48
Zoning District: Residence B Zone

6:00 p.m.

2. Application #18-026 of Michael Pusterla, 23 Cape Road, Amityville, NY. Permission to diminish front yard setback from 30' to 26' for partially covered front deck; diminish east side yard from 10' to 5'; diminish total side yards from 25' to 14'5" with stair encroachment; diminish distance to street line from 40' to 16.7'. All in connection with the raising of dwelling, and a partially covered front deck with stairs. Property located on the north side of Cape Road, 420' west of Buchanan Avenue, Amity Harbor, NY.
SCTM#0100-181-1-60
Zoning District: Residence C Zone

6:00 p.m.

3. Application #18-035 of Perl Properties, 3 West Dosoris Lane, Dix Hills, NY. Permission to diminish front yard setback from 30' to 13'9"; diminish west side yard from 12' to 4'8"; diminish east side yard from 12' to 7'8"; diminish total side yards from 30' to 12'4"; increase total building area from 20% to 31.9% (over by 476 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the raising of dwelling, front and rear decks with stairs, and 2nd story addition. Property located on the north side of Pershing Avenue West, 220' west of S. Bay Drive, Babylon, NY.
SCTM#0100-231-2-72
Zoning District: Residence B Zone
Premises: 19 Pershing Avenue West, Babylon

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

6:00 p.m.

4. Application #18-032 of High Hoppers Inc. d/b/a Kangaroo Kids (tenant)/Mark Siegel (prop. owner), 1015 Grand Blvd., Deer Park, NY. Renewal of a special exception permit to operate a place of amusement (party room). All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the northwest corner of Grand Boulevard & E. Industry Court, Deer Park, NY.
SCTM#0100-68-1-25
Zoning District: Industry Ga Zone
Premises: 21 E. Industry Court, Deer Park

6:10 p.m.

5. Application #18-033 of American Racing Headers & Exhaust (tenant)/Grand All Star Inc. (prop. owner), 880 Grand Blvd., Deer Park, NY. Requesting a special exception permit to conduct a public garage for auto repair (manufacturing prototypes); diminish off-street parking from 46 parking spaces required to 32 parking spaces provided. All in connection with an existing building. Property located on the southeast corner of Grand Boulevard & Burt Drive, Deer Park, NY.
SCTM#0100-67-1-22.022
Zoning District: Industry Ga Zone

6:10 p.m.

6. Application #18-038 of Deer Park Quality Auto (applicant)/D.P.Q. Corp. (prop. owner), 85 Brook Avenue a/k/a Connor Lane, Deer Park, NY. Requesting a special exception permit to operate a public garage for auto body repair. All in connection with an existing building (previously approved for three (3) years; expired April 12, 2004). Property located on the southeast corner of Brook Avenue & Connor Lane, Deer Park, NY.
SCTM#0100-118-3-26.001
Zoning District: Industry G Zone

6:10 p.m.

7. Application #18-034 of Five Star Auto Body (tenant)/J & T Monfre Corp. (prop. owner), 367A Sunrise Highway, West Babylon, NY. Requesting a special exception permit to operate a public garage for auto body repair; outdoor storage of five (5) vehicles and one (1) tow truck as per site plan. All in connection with an existing building. Property located on the north side of Sunrise Highway, 450' west of Sand Street, West Babylon, NY.
SCTM#0100-134-2-38
Zoning District: Business Eb Zone

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

6:10 p.m.

8. Application #18-031 of K & J Automotive LLC (tenant)/Small Industrial Plants Inc. (prop. owner), 134 Florida Street, Farmingdale, NY. Requesting a special exception permit to operate a public garage for auto repair; increase number of parking spaces within 10' of front property line from zero (0) parking spaces permitted to six (6) parking spaces; diminish landscaping required within 10' of front property line to no landscaping provided. All in connection with an existing building. Property located on the northwest corner of Florida Street & Columbus Avenue, Farmingdale, NY.
SCTM#0100-96-2-39
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, TO BE FOLLOWED BY ADJOURNED CASES.

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

Dated: Babylon Town Hall
Lindenhurst, New York
FEBRUARY 26, 2018