

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, APRIL 26, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-061 of Michael Speruta, 1 Freedom Court, Babylon, NY.
Permission to diminish distance to rear lot line from 6' to 0.8'; diminish distance to street line from 40' to 35.6' on Stream Street. All in connection with an existing above-ground pool with deck with stairs (masonry). Property located on the northeast corner of Freedom Court & Stream Street, Babylon, NY.
SCTM#0100-160-4-12
Zoning District: Residence C Zone

6:00 p.m.

2. Application #18-066 of Debbie Lewis, 297 Nicolls Road, Wheatley Heights, NY
Permission to diminish width at front property line from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 6,000 sq. ft.; diminish front yard setback from 30' to 28' on Washington Avenue; diminish front yard setback from 30' to 22' on Grant Avenue with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling. Property located on the northeast corner of Washington Avenue & Grant Avenue, Amityville, NY.
SCTM#0100-170-2-70 & 71
Zoning District: Residence C Zone
Premises: 225 Washington Avenue, Amityville

6:00 p.m.

3. Application #18-064 of BP Products of North America, Inc. (tenant)/Leon Petroleum LLC (prop. owner), P. O. Box 6038, Artesia, CA. Renewal of permission to increase sign height from 15' to 20'10"; increase area of ID sign from 32 sq. ft. to 36 sq. ft.; increase area of price sign from 12 sq. ft. to 36 sq. ft.; diminish west setback from 10' to 5'; diminish north setback from 10' to 6'; increase number of sign per pole from one (1) to three (3). All in connection with an existing ID and price sign with sub-tenant (Subway) (previously approved for three (3) years. Property located on the east side of Wellwood Avenue, 456.18' south of Patton Avenue, West Babylon, NY.
SCTM#0100-73-1-3.001
Zoning District: Industry Gb Zone
Premises: 1270 N. Wellwood Avenue, West Babylon

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4. Application #18-065 of BP Products North America, Inc., P. O. Box 6038, Artesia, CA (tenant)/Leon Petroleum, LLC (prop. owner). Renewal of permission to increase sign height from 15' to 20'6"; increase area of ID sign from 32 sq. ft. to 36 sq. ft.; increase area of price sign from 12 sq. ft. to 36 sq. ft.; diminish west setback from 10' to 3'; diminish north setback from 10' to 1.3'; increase number of signs per pole from one (1) sign to three (3). All in connection with a nonconforming ground sign (previously approved for three (3) years). Property located on the east side of Deer Park Avenue, 127.28' north of Mohawk Avenue, North Babylon, NY.
SCTM#0100-115-1-61.001
Zoning District: Business Ea Zone
Premises: 1235 Deer Park Avenue, North Babylon

6:10 p.m.

5. Application #18-040 of BP Products North America, Inc. (tenant)/Leon Petroleum, LLC (prop. owner), P. O. Box 6038, Artesia, CA. Renewal of permission to increase sign height from 15' to 19'6"; increase area of ID sign from 32 sq. ft. (maximum allowed) to 51 sq. ft.; increase area of price sign from 12 sq. ft. (maximum allowed) to 36 sq. ft.; diminish west setback from 10' to 4.1'; diminish north setback from 10' to 2.1'; increase number of signs per pole from one (1) sign to two (2) signs; allow sign on light pole (not permitted); increase number of price signs from one (1) to two (2). All in connection with non-conforming signs (previously approved for three (3) years). Property located on the east side of Straight Path, 660' south of Irving Avenue, Wyandanch, NY.
SCTM#0100-58-4-16.001
Zoning District: Business E Zone
Premises: 1501 Straight Path, Wyandanch

6:10 p.m.

6. Application #18-060 of EB at West Babylon LLC (tenant)/Cobra Management, Inc. (prop. owner), 67 Clinton Road, Garden City, NY. Permission to increase number of ground signs per property from one (1) sign to three (3) signs; diminish clearance/grade from 8' to 1'6" for sign "A"; diminish clearance/grade from 8' to 1'0" for sign "C". All in connection with the erection of non-conforming ground (monument) signs. Property located on the southeast corner of Montauk Highway & Fleets Point Road, West Babylon, NY.
SCTM#0100-223-2-5
Zoning District: Business E Zone

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6:10 p.m.

7. Application #18-068 of Bestway Auto Collision, Inc. (tenant)/Sandra Stuart Properties LLC (prop. owner), 1899A Deer Park Avenue, Deer Park, NY. Renewal of special exception permit to conduct a public garage as an auto body repair shop; for outdoor storage in rear yard of cars awaiting repair. All in connection with an existing building (previously approved for three (3) years). Property located on the east side of Deer Park Avenue, 756.98' north of Lake Avenue, Deer Park, NY.
SCTM#0100-64-2-20.001
Zoning District: Business E Zone

6:10 p.m.

8. Application #18-062 of G & D Transmission (tenant)/67-79 E. Jefryn Blvd. LLC (prop. owner), 79 E. Jefryn Blvd., Deer Park, NY. Renewal of a special exception permit to operate a public garage for automobile repair (limited to truck repair). All in connection with an existing building (previously approved for one (1) year). Property located on the northwest corner of Jefryn Boulevard E. & Jefryn Boulevard W., Deer Park, NY.
SCTM#0100-67.02-1-8
Zoning District: Industry Ga Zone
Premises: 67-69 E. Jefryn Boulevard, Deer Park

6:20 p.m.

9. Application #18-063 of A1 Sports (tenant)/Roger Fox (prop. owner), 30-B W. Jefryn Boulevard, Deer Park, NY. Renewal of special exception permit for place of amusement to operate as indoor handball courts; diminish off street parking from 72 spaces to 60 spaces. All in connection with a portion of an existing building (previously approved for one (1) year). Property located on the south side of W. Jefryn Boulevard, 55.38' e/o Burt Drive, Deer Park, NY.
SCTM#0100-67-1-24.068
Zoning District: Industry G Zone

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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
 APRIL 2, 2018