

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

**TOWN BOARD ROOM
(Located in the East Wing)
At Babylon Town Hall,
200 East Sunrise Highway,
Lindenhurst NY 11757**

on **THURSDAY, JANUARY 5, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #22-222 of Janille Hernandez, 108 Irving Avenue, North Babylon, NY. Permission to diminish distance to property line from 40' to 18' on Rutledge Road. All in connection with a proposed in-ground swimming pool and paver patio. Property located on the southeast corner of Irving Avenue & Rutledge Road, North Babylon, NY.
SCTM#0100-151-3-1.003
Zoning District: Residence C

6:05 p.m.

2. Application #22-224 of Jose C. Mejia, 30 S. 16th Street, Wyandanch, NY. Permission to allow front yard setback of 26', where 16' is required. All in connection with the erection of a proposed two (2) story single family dwelling. Property located on the east side of S. 19th Street, 300' south of Garden City Avenue, Wyandanch, NY.
SCTM#0100-56-3-40
Zoning District: WC M4
Subject Premises: 27 S. 19th Street, Wyandanch

6:10 p.m.

3. Application #22-211 of Thomas Gregg, 515 Venetian Boulevard, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 25.72' on Little East Neck Road; diminish rear yard setback from 30' to 16.86'; with 1' roof overhang. All in connection with rebuilding a second floor due to fire damage and to legally maintain a rear addition. Property located on the northeast corner of Little East Neck Road & Columbus Avenue, West Babylon, NY.
SCTM#0100-140-3-25.003
Zoning District: Residence C
Subject Premises: 889 Little East Neck Road, West Babylon

6:15 p.m.

4. Application #22-221 of Lev Beylin, 106 Westwood Avenue, Deer Park, NY. Permission to diminish front yard setback from 30' to 27.27' (for front porch); with 2' roof overhang and stair encroachments. All in connection with the erection of a 2nd story addition and front porch. Property located on the west side of Westwood Avenue, 159.11' south of Old Country Road, Deer Park, NY.
SCTM#0100-23-3-3
Zoning District: Residence C

6:20 p.m.

5. Application #22-223 of NBD Realty LLC, 70 Vespucci Avenue, Copiague, NY. Permission to diminish total lot area from 7,500 sq. ft. to 6,700 sq. ft.; diminish front yard setback from 30' to 15'; diminish rear yard setback from 30' to 20.1'; with 2' roof overhang and stoop encroachments. All in connection with the erection of a one (1) family dwelling with attached garage. Property located on the south side of Ronek Drive, 124.24' east of Prospect Street, Amityville, NY.
SCTM#0100-175-1-123
Zoning District: Residence C
Subject Premises: 15 Ronek Drive, Amityville

6:25 p.m.

6. Application #22-208 of Factory Direct Enterprises, LLC d/b/a Ashley Furniture Home Store (tenant)/JSP Realty Group (prop. owner), 561 Route 46 West, Fairfield, NJ. Requesting renewal to increase area of ground sign from 32 sq. ft. to 55 sq. ft.; increase height of ground sign from 15' to 22'; diminish distance from property line from 10' to 7.5'. All in connection with a ground sign (previously approved for three (3) years). Property located on the east side of Broadhollow Road, 385.53' south of Gazza Boulevard, Farmingdale, NY.
SCTM#0100-36-3-7
Zoning District: Industry G
Subject Premises: 1821 Broadhollow Road, Farmingdale

6:30 p.m.

7. Application #22-226 of JGJJG, LLC, 388 Broadhollow Road, Farmingdale, NY.
Permission to increase building height from a maximum height of two stories, or 25', to three (3) stories, or 35'-6"; diminish off-street parking from 78 parking spaces to 55 parking spaces. All in connection with the erection of a proposed self-storage building. Property located on the west side of Wellwood Avenue, 228' north of Central Avenue, East Farmingdale, NY.
SCTM#0100-7-1-41.006, 41.007, & 41.008
Zoning District: Industry Ga
Subject Premises: 2097 Wellwood Avenue, East Farmingdale

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
 December 12, 2022