

**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 6, 2022** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #21-224 of Steven D. & Karen P. Lattenhauer, 79 Howell Avenue, Deer Park, NY. Permission to increase total building area from 20% to 32% (over by 624 sq. ft.). All in connection with an existing deck and shed. Property located on the east side of Howell Avenue, 150' north of Haight Street, Deer Park, NY.

SCTM#0100-42-3-69

Zoning District: Residence B Zone

6:05 p.m.

2. Application #21-213 of Pinelawn Cemetery, 2030 Wellwood Avenue, Farmingdale, NY. Permission to increase height of fence for rear (front) property line from 6' to 8' along New Highway. All in connection with an existing 8' fence. Property located on the northwest corner of Wellwood Avenue & LIRR Central Line, Farmingdale, NY.

SCTM#0100-35-2-1.002

Zoning District: Residence A Zone

6:10 p.m.

3. Application #21-219 of JM2B Holding Corp., 84 Boyd Street, Long Beach, NY. Permission to diminish front yard setback from 30' to 20.8' with 1' roof overhang and stair encroachment. All in connection with the erection of a front porch.

Property located on the west side of West Drive, 2,120' south of North Drive,

Copiague, NY.

SCTM#0100-184-2-4

Zoning District: Residence C Zone

Subject Premises: 488 West Drive, Copiague

6:15 p.m.

4. Application #21-218 of Shabu Abraham, 196 Mohawk Avenue, Deer Park, NY. Permission to diminish front yard setback from 30' to 25.8' on Mohawk Avenue.

All in connection with the erection of a front porch. Property located on the southwest corner of Mohawk Avenue & Brooklyn Street, Deer Park, NY.

SCTM#0100-27-1-34

Zoning District: Residence C Zone

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

6:20 p.m.

5. Application #21-217 of Christine & David Mirabella, 151 W. 19th Street, Deer Park, NY. Permission to diminish north side yard from 10' to 6.5'; diminish south side yard from 10' to 9'; diminish total side yards from 25' to 15.5' with 2' roof overhang encroachment. All in connection with the erection of a rear addition. Property located on the east side of W. 19th Street, 375.75' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-59-3-126
Zoning District: Residence C Zone

6:25 p.m.

6. Application #21-225 of Jean Cineus & Maryse Louis, 571 Lakeway Drive, West Babylon, NY. Permission to increase height of an accessory building (garage) from 14' to 15' -2"; diminish distance to rear lot line from 8' to 3.2'; diminish distance to east side yard from 8' to 2.8'; increase area of private garage from 500 sq. ft. to 594 sq. ft. (over by 94 sq. ft.). All in connection with the erection of a two (2) car detached garage. Property located on the north side of Lakeway Drive, 225' east of Westchester Avenue, West Babylon, NY.
SCTM#0100-105-3-82
Zoning District: Residence B Zone

6:30 p.m.

7. Application #21-220 of P. C. Richard & Son (tenant)/A. J. Richard & Sons, Inc. (prop. owner), 150 Price Parkway, Farmingdale, NY. Requesting renewal of a special exception permit to operate a public garage for car audio installations. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the northwest corner of Commack Road & Marcus Boulevard, Deer Park, NY.
SCTM#0100-44-3-5
Zoning District: Industry Ga Zone
Subject Premises: 470 Commack Road, Deer Park

6:35 p.m.

8. Application #21-222 of K & J Automotive LLC (tenant)/Abby Road LLC (prop. owner), 134 Florida Street, Farmingdale, 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 two (2) years). Property located on the northwest corner of Florida Street & Columbus Avenue, Farmingdale, NY.
SCTM#0100-96-2-39
Zoning District: Industry G Zone

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

6:40 p.m.

9. Application #21-216 of Redline Collision LLC (tenant)/Frances Kokkonis, trustee (prop. owner), 30 Brook Avenue, Deer Park, NY. Requesting renewal of a special exception permit to operate a public garage for auto body repair; outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building (previously approved for two (2) years). Property located on the west side of Brook Avenue, 197.66' north of Bay Shore Road, Deer Park, NY.
SCTM#0100-118-2-35
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
December 13, 2021