

**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 12, 2023** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #22-231 of Oluremi & Olabisi Oshikanlu, 124 Overton Street, Deer Park, NY. Permission to increase total building area from 20% to 29.33% (over by 933 sq. ft.). All in connection with the installation of an in-ground pool with patio pavers. Property located on the south side of Overton Street, 200' west of Jefferson Avenue, Deer Park, NY.
SCTM#0100-42-2-39
Zoning District: Residence B Zone

6:05 p.m.

2. Application #22-232 of Donna Theodosios, 90 Pine Street, Deer Park, NY. Permission to increase total building area from 20% to 37.3% (over by 2,014.8 sq. ft.). All in connection with the installation of an in-ground pool and paver patio. Property located on the south side of Pine Street, 160' west of Hermans Avenue, Deer Park, NY.
SCTM#0100-41-4-67
Zoning District: Residence B

6:10 p.m.

3. Application #22-233 of Danielle Buquicchio, 42 Andover Drive, Deer Park, NY. Permission to diminish total side yards from 30' to 26.4'; with 1' roof overhang. All in connection with the erection of a proposed 2nd story addition. Property located on the south side of Andover Drive, 229.08' east of Ellensue Drive, Deer Park, NY.
SCTM#0100-19-4-22
Zoning District: Residence B

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6:15 p.m.

4. Application #22-219 of Joe Layden, 5 Bergen Drive, Deer Park, NY. Permission to diminish distance to front street line from 40' to 35.5' on Wyandotte Street (for deck); diminish distance to front street line from 40' to 36.1' on Wyandotte Street (for pool). All in connection with legally maintaining a wood deck and an above-ground pool. Property located on the northeast corner of Bergen Drive & Wyandotte Street, Deer Park, NY.
SCTM#0100-27-2-29
Zoning District: Residence C

6:20 p.m.

5. Application #22-230 of Ngugi Kinyungu, 132 N. 17th Street, Wheatley Heights, NY. Permission to increase area of driveway in the front yard from 40% to 48.78% (over by 213.28 sq. ft.); increase total building area from 15% to 40.4% (over by 2,286.9 sq. ft.); increase total building area of the rear yard for accessory buildings/structures from 30% to 58.82% (over by 1,007 sq. ft.). All in connection with the installation of an in-ground pool and paver patio, and to legally maintain a rear deck. Property located on the west side of N. 17th Street, 100' south of Lee Avenue, Wheatley Heights, NY.
SCTM#0100-13-3-130.001
Zoning District: Residence A

6:25 p.m.

6. Application #22-220 of Ryan Helfst, 35 County Line Road, Farmingdale, NY. Permission to diminish width at front street line from 80' to 50'; diminish total lot area from 10,000 sq. ft. to 5,859.98 sq. ft.; diminish south side yard from 12' to 9.2'; diminish north side yard from 12' to 9.6'; diminish total side yards from 30' to 18.8'. All in connection with legally maintaining a one-story single-family dwelling. Property located on the east side of County Line Road, 255' north of Parkway Court, Farmingdale, NY.
SCTM#0100-121-1-12
Zoning District: Residence B

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6:30 p.m.

7. Application #22-234 of Carstar Autospace Collision, 598 Oak Street, Copiague, NY. Renewal of a special exception permit to operate a public garage for auto body repair; diminish off-street parking from 27 parking spaces to 3 parking spaces; outdoor storage of vehicles in front yard (on Garfield Avenue) awaiting repair as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the south side of Oak Street, 200.32' west of Garfield Avenue, Copiague, NY.
SCTM#0100-198-2-6
Zoning District: Industry G

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 20, 2022