

**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

**TOWN BOARD ROOM
(Located in the East Wing)
at Babylon Town Hall,
200 East Sunrise Highway,
Lindenhurst, New York**

**on THURSDAY, JANUARY 26, 2023
BEGINNING AT 6:00 P.M.**

6:00 p.m.

1. Application #22-236 of Tah'via Edwards, 210 Colonial Springs Road, Wheatley Heights, NY. Permission to diminish front yard setback from 40' to 18.2' on Little East Neck Road (for deck and ramp); increase total building area from 15% to 19.1% (over by 500.3 sq. ft.). All in connection with legally maintaining a deck with ramp. Property located on the south side of Colonial Springs Road, 181' west of Ridge Road, Wheatley Heights, NY.
SCTM#0100-9-1-1
Zoning District: Residence A

6:05 p.m.

2. Application #22-239 of Evans Delouis, 63 Kellum Street, Lindenhurst, NY. Permission to increase total building area from 20% to 34.2% (over by 1,421 sq. ft.). All in connection with legally maintaining an existing semi-in-ground pool with pavers. Property located on the north side of Kellum Street, 400' west of Wood Place, Lindenhurst, NY.
SCTM#0100-133-1-6.002
Zoning District: Residence B

6:10 p.m.

3. Application #22-240 of Target Corporation, 50 South 10th Street, Minneapolis, MN. Renewal of permission to increase sign height from 6' to 15' on west wall; increase sign height from 6' to 8' on west wall; increase sign height from 6' to 14' on south wall; increase number of signs per wall from one (1) sign to four (4) signs (on west wall). All in connection with existing wall signs (previously approved for five (5) years). Property located on the east side of Route 110 (Broadhollow Road), west of Milbar Boulevard, Farmingdale, NY.
SCTM#0100-3-1-3.017
Zoning District: Industry G
Subject Premises: 2121 Broadhollow Road, Farmingdale

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6:15 p.m.

4. Application #22-235 of The Marsh Group LLC, 1015 Sunrise Highway, West Babylon, NY. Permission to increase sign height from 6' to 7'; increase number of signs per wall from one (1) to two (2) (on south wall); increase number of signs per wall from one (1) to two (2) (on west wall). All in connection with existing wall signs (previously approved for four (4) years; expired September 9, 2014). Property located on the northwest corner of Sunrise Highway & Deer Park Avenue, West Babylon, NY.
SCTM#0100-153-2-86.002
Zoning District: Business E

6:20 p.m.

5. Application #22-238 of Educational Bus Transportation Inc. (tenant)/St. Johns Cemetery (prop. owner), 63 Lamar Street, West Babylon, NY. Permission to allow parking and storage of commercial vehicles in a Residence A zone, where such use is not permitted. All in connection with the erection of a proposed one (1) story building and parking facility. Property located on the southeast corner of Straight Path & Edison Avenue, West Babylon, NY.
SCTM#0100-101-1-2
Zoning District: Residence A
Subject Premises: 108-124 Edison Avenue, West Babylon

6:25 p.m.

6. Application #22-237 of GRI Sunset Plaza, LLC c/o First Washington Realty Inc., 7200 Wisconsin Avenue, Bethesda, MD. Permission to diminish total off-street parking from 1,414 parking spaces required to 1,109 parking spaces provided. All in connection with a change of use to an existing tenant space from retail to restaurant. Property located on the southwest corner of NYS Route 231 (Deer Park Avenue) & Woods Road, North Babylon, NY.
SCTM#0100-114-2-77.003
Zoning District: Business Eb
Subject Premises: 1112-1238 Deer Park Avenue, North Babylon

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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
 January 3, 2023