

**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

**Old Town Hall
47 W. Main Street
Babylon, New York 11702**

on **THURSDAY, JANUARY 27, 2022**

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

6:00 p.m.

1. Application #21-226 of Dominick Panetta, 101 Heathcote Road, Lindenhurst, NY. Permission to diminish distance to lot line from 40' to 5' on Jackson Avenue for accessory building (metal carport); diminish distance to lot line from 40' to 31' on Heathcote Road for accessory building (metal carport); allow metal exterior of accessory building where main dwelling is vinyl sided; diminish distance to lot line from 40' to 21.1' on Heathcote Road for front deck; diminish distance to lot line from 40' to .02' on Jackson Avenue for accessory structure (shed); diminish distance to rear lot line from 6' to 3' (for vinyl shed); diminish distance to side yard from 6' to 3'-1" (for vinyl shed). All in connection with an existing metal carport, two sheds and front deck with stairs. Property located on the northwest corner of Heathcote Road & Jackson Avenue, Lindenhurst, NY.
SCTM#0100-204-2-18
Zoning District: Residence C Zone

6:05 p.m.

2. Application #21-241 of Daniel Carbonaro, 529 10th Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 21'-7"; diminish west side yard from 10' to 7'-8"; diminish east side yard from 10' to 9'-11"; diminish total side yards from 25' to 17'-7" with 2' roof overhang and stair encroachment. All in connection with the erection of a 2nd story addition and front porch. Property located on the south side of 10th Street, 160' west of 6th Avenue, West Babylon, NY.
SCTM#0100-129-2-15
Zoning District: Residence C Zone

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

6:10 p.m.

3. Application #21-240 of Brian Fitzgerald, 763 Carlton Road, West Babylon, NY. Permission to diminish total side yards from 25' to 22.6'; diminish rear yard setback from 30' to 20.8'; increase total building area from 30% to 33.2% (over by 185 sq. ft.) with 2' roof overhang encroachment; diminish distance to rear lot line from 6' to 2.1' for accessory building (shed); diminish distance to rear lot line from 2' to 1.8' for accessory structure (shed); diminish distance to west side yard from 2' to 1.7' for accessory structure (shed). All in connection with the erection of a 2nd story addition, an existing accessory building (shed) and an existing accessory structure (shed). Property located on the north side of Carlton Road, 100' west of Avenue B, West Babylon, NY.
SCTM#0100-214-1-127
Zoning District: Residence C Zone

6:15 p.m.

4. Application #21-236 of Factory Direct Enterprises LLC d/b/a Ashley Furniture Homestore (tenant)/JSP Realty Group LLC (prop. owner), 3025 Woodbridge Avenue, Edison, NJ. Requesting renewal of permission to increase sign height on the west side from 6' to 10'; increase sign height on the south side from 6' to 7'-10.5". All in connection with existing entrance and wall signs (previously approved for three (3) years). Property located on the east side of Broadhollow Road (Route 110), north of Sherwood Avenue, Farmingdale, NY.
SCTM#0100-36-3-7
Zoning District: Industry G Zone
Subject Premises: 1821 Broad Hollow Road (Route 110), Farmingdale

6:20 p.m.

5. Application #21-238 of Gail Grace Estates at Copiague, LLC, 615 S. Wellwood Avenue, Lindenhurst, NY. Requesting permission to increase area of wall sign from 42 sq. ft. to 58 sq. ft.; diminish north setback for ground sign from 10' to 4.7'. All in connection with the erection of ground and wall signs. Property located on the southwest corner of Montauk Highway & Baylawn Avenue, Copiague, NY.
SCTM#0100-181-4-63.001
Zoning District: Business E Zone
Subject Premises: 836-840 Montauk Highway, Copiague

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

6:25 p.m.

6. Application #21-242 of Bang's Tow Service Inc. (tenant)/ MJLD Realty LLC (prop. owner), 67 Albany Avenue, Amityville, NY. Requesting renewal of a special exception permit to operate a public garage as an auto body repair shop. All in connection with an existing building (previously approved for three (3) years, expired November 30, 2020). Property located on the west side of Eads Street, 125' north of Edison Avenue, West Babylon, NY.
SCTM#0100-74-2-23.009
Zoning District: Industry Ga Zone
Subject Premises: 20 Eads Street, West Babylon

6:30 p.m.

7. Application #21-204 of JAS 109 Mart Inc. (tenant)/ 138 F Realty Corp. (prop. owner), 605 Route 109 (a/k/a 605 Farmingdale Road), West Babylon, NY.
Requesting renewal of permission for outdoor storage of propane tanks as per site plan. All in connection with an existing gas station with convenience store (previously approved for three (3) years). Property located on the north side of Kellum Street, 425' west of Junction Avenue, West Babylon, NY.
SCTM#0100-133-2-67
Zoning District: Business E Zone

6:35 p.m.

8. Application #21-237 of Patterson Brothers Ltd., 153 Marine Street, East Farmingdale, NY. Requesting renewal of a special exception permit to operate a public garage as an auto body and auto repair shop; diminish off-street parking from 11 parking spaces required to 7 parking places provided; allow outdoor storage of three (3) vehicles; allow a separate spray booth as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the south side of Marine Street, 405' east of Columbus Avenue, East Farmingdale, NY.
SCTM#0100-96-2-35
Zoning District: Industry G Zone

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

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
 January 4, 2022