

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

NOTICE IS HEREBY GIVEN that pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, the Town of Babylon Zoning Board of Appeals will conduct the following Public Hearings **by video conference with telephone conference call-in capability**, on **THURSDAY, JANUARY 28, 2021** at the time listed in the notice below. Any interested parties should call the Zoning Board Office at 631-957-3012 **no later than 12:00 p.m., WEDNESDAY, JANUARY 27, 2021** to provide an email address to receive instructions for participating in the conference. Video conference link and/or call-in number will be provided by email for interested neighbors to be able to listen and participate in the proceedings. If you do not

want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the meeting online on the Town of Babylon YouTube channel at <https://bit.ly/3aNSG2P>. Interested parties will have an opportunity to comment after viewing the livestream, as described below.

6:00 p.m.

1. Application #20-174 of Julian Gonzalez, 317 Maple Court, Copiague, NY. Permission to diminish rear yard setback from 30' to 24' with 6" roof overhang. All in connection with the erection of a sunroom. Property located on the north side of Maple Court, 127' west of Strongs Avenue, Copiague, NY.

SCTM#0100-194-2-15.004

Zoning District: Residence C Zone

6:05 p.m.

2. Application #20-175 of Brian Magas, 66 Dollard Drive, North Babylon, NY. Permission to diminish front yard setback from 30' to 23.4'; diminish east side yard from 10' to 8.4'; diminish total side yards from 25' to 20' with 2' roof overhang and stair encroachment. All in connection with the erection of a 1st and 2nd floor addition and front porch. Property located on the south side of Dollard Drive, 719.60' east of Woods Road, North Babylon,

NY.

SCTM#0100-111-4-12

Zoning District: Residence C Zone

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6:10 p.m.

3. Application #20-176 of 430 Middle Island Road, Inc., P. O. Box 620, Port Jefferson Station, NY. Permission to diminish width at front property line from 75' to 40'; diminish total lot area from 7,500 sq. ft. to 4,000 sq. ft.; diminish front yard setback from 30' to 20'; diminish west side yard from 10' to 5'; diminish east side yard from 10' to 9.5'; diminish total side yards from 25' to 14.5' with 2' roof overhang and stair encroachment. All in connection with the demolition of existing dwelling and detached garage and the erection of a one (1) family dwelling with front porch and rear decks with stairs. Property located on the north side of Gibbs Road, 640' west of Coolidge Avenue, Amityville, NY.

SCTM#0100-182-1-77

Zoning District: Residence C Zone

Subject Premises: 25 Gibbs Road, Amityville

6:15 p.m.

4. Application #20-178 of Leonides Baltazar Campos, 356 Albany Avenue, Amityville, NY. Permission to diminish front yard setback from 30' to 14'6"; allow parking lot in a residential zone (a non-permitted use) in connection with religious use. All in connection with the change of use and addition for church. Property located on the east side of Albany Avenue, 195' south of Bayview Avenue, Amityville, NY.

SCTM#0100-169-3-3

Zoning District: Residence B Zone

Subject Premises: 351 Albany Avenue, Amityville

6:20 p.m.

5. Application #20-177 of Deer Hills Service LLC (tenant)/1985 Deer Park Avenue Realty LLC & Nicolls Road Realty LLC (prop. owners), 1985 Deer Park Avenue, Deer Park, NY. Renewal of a special exception permit to operate a public garage for auto repair. All in connection with an existing gasoline station with convenience store. Property located on the northeast corner of Deer Park Avenue & Nicolls Road, Deer Park, NY.

SCTM#0100-21-4-93 & 94

Zoning District: Business E Zone

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ALL APPLICANTS OR THEIR DULY APPOINTED REPRESENTATIVE ARE ASKED TO PARTICIPATE IN THE VIDEO CONFERENCE/CONFERENCE CALL TO PRESENT THEIR APPLICATION TO THE ZONING BOARD. IF AN APPLICANT IS UNABLE TO PARTICIPATE FOR ANY REASON, PLEASE CONTACT THE ZONING BOARD OFFICE AT 631-957-3012.

ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, AT THE TIME SET FORTH IN NOTICE. MEMBERS OF THE PUBLIC INTERESTED IN THE APPLICATION MAY LISTEN TO THE PROCEEDING, COMMENT DURING VIDEO CONFERENCE OR PHONE CONFERENCE AND SHALL HAVE 7 DAYS THEREAFTER TO COMMENT ON THE APPLICATION BY EMAIL OR REGULAR MAIL DIRECTED TO:

**MAILING ADDRESS:
TOWN OF BABYLON ZONING BOARD
TOWN HALL ANNEX
281 Phelps Lane
North Babylon, New York 11703**

EMAIL ADDRESS: [ZONINGCOMMENTS@TOWNOF BABYLON.COM](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)

**BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN**

Dated: Babylon Town Hall
 Lindenhurst, New York
 January 4, 2021