

**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, FEBRUARY 2, 2023
BEGINNING AT 6:00 P.M.**

6:00 p.m.

1. Application #22-243 of Petro Kapchynskyy, 2 Jessica Court, West Babylon, NY. Permission to increase total building area from 15% to 23.5% (over by 1,524 sq. ft.). All in connection with legally maintaining a 2nd story addition and pavers. Property located on the west side of Jessica Court, 114.99' south of Elmwood Road, West Babylon, NY.
SCTM#0100-214-3-18.007
Zoning District: Residence A

6:05 p.m.

2. Application #22-241 of Marina Arevalo, 331 15th Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 22.6' on 15th Avenue; diminish rear yard setback from 30' to 11.2'; with 2' roof overhang and stair encroachments; diminish distance to rear yard from 2' to 1.9' (for bench); diminish distance to south side yard from 2' to 1.5' (for bench); increase area of front driveway from 40% to 46% (over by 218 sq. ft.). All in connection with legally maintaining an existing front porch, rear porch, egress window well, brick bench, and brick driveway. Property located on the southwest corner of 15th Avenue & 17th Street, West Babylon, NY
SCTM#0100-136-3-29
Zoning District: Residence C

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6:10 p.m.

3. Application #22-242 of Marc P. Chimenti, 241 West 18th Street, Deer Park, NY. Permission to increase total building area from 30% to 36.8% (over by 516 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 49.5% (over by 117.4 sq. ft.); diminish distance to south side yard from 2' to 1' (for shed). All in connection with the installation of a semi-in-ground pool and to legally maintain an existing shed, gazebo, and paver patio. Property located on the east side of West 18th Street, 250' south of Central Avenue, Deer Park, NY.
SCTM#0100-84-3-79
Zoning District: Residence C

6:15 p.m.

4. Application #22-129 of Oscar Medrano, 79 The Boulevard, Amityville, NY. Permission to diminish front yard setback from 30' to 27' (for proposed portico); diminish rear yard setback from 40' to 33.9' (for a proposed 2nd story addition and an existing 2nd story addition); diminish distance to rear lot line from 8' to 2' (for shed); diminish distance to east side yard from 8' to 6' (for shed). All in connection with the erection of a two (2) story addition and to legally maintain an existing 2nd story addition and shed. Property located on the north side of The Boulevard, 425' east of Columbia Avenue, Amityville, NY.
SCTM#0100-172-3-38
Zoning District: Residence B

6:20 p.m.

5. Application #22-244 of Nexus Real Estate Group, Inc., 1550 Deer Park Avenue, Deer Park, NY. Permission to diminish distance to east property line from 10' to 2.7'; diminish distance to south property line from 10' to 3.5'; increase area of ground sign from 32 sq. ft. to 36 sq. ft. All in connection with the erection of a ground sign. Property located on the southwest corner of Deer Park Avenue & Oakland Avenue, Deer Park, NY.
SCTM#0100-89-1-49.001
Zoning District: Business E

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6:25 p.m.

6. Application #22-245 of Bolla Oil Corp., 809 Stewart Avenue, Garden City, NY. Permission to increase building height from 25' to 26'-2"; diminish front yard setback from 15' to 7' on Crown Street; diminish off-street parking from 13 parking spaces to 10 parking spaces; diminish buffer strip from 10' to 0' on North Bayshore Road; diminish buffer strip from 10' to 7' on Crown Street; allow gas station to be located on Bayshore Road and Commack Road, non-permitted roadways; diminish number of driveways from one (1) per front yard to zero (0) on Crown Street. All in connection with the demolition and rebuilding of a gas station with convenience store and site improvements. Property located on the southwest corner of Bayshore Road & Commack Road, North Babylon, NY.
SCTM#0100-117-1-1
Zoning District: Business E
Subject Premises: 170 Bayshore Road, North Babylon

6:30 p.m.

7. Application #22-246 of Bolla Oil Corp. (tenant)/Franklin Johnson, Inc. (prop. owner), 809 Stewart Avenue, Garden City, NY. Permission to diminish distance from property line from 10' to 2.3'; increase sign height from 15' to 26' -3"; increase area of ground sign from 40 sq. ft. to 55.8 sq. ft.; increase number of signs per pole from one (1) to two (2); increase area of price sign from 12 sq. ft. to 53.90 sq. ft.; increase number of signs per wall from one (1) to three (3) on west elevation. All in connection with the erection of wall, ground, and price signs. Property located on the southwest corner of Bayshore Road & Commack Road, North Babylon, NY.
SCTM#0100-117-1-1
Zoning District: Business E
Subject Premises: 170 Bayshore Road, North Babylon

6:35 p.m.

8. Application #22-218a (Lot #1) of Timothy Porter & Michael Nomikos, 72 DeForest Avenue, West Islip, NY. Permission to diminish width at front property line from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 6,000 sq. ft.; subdivide a parcel of land from 120' x 100' into 60' x 100'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch and the demolition of an existing detached garage. Property located on the north side of Sheffield Avenue, 124.58' east of Belmont Avenue, West Babylon, NY.
SCTM#0100-140-2-67 & p/o 66
Zoning District: Residence C
Subject Premises: 205-207 Sheffield Avenue, West Babylon

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6:40 p.m.

9. Application #22-218b (Lot #2) of Timothy Porter & Michael Nomikos, 72 DeForest Avenue, West Islip, NY. Permission to diminish width at front street from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 6,000 sq. ft.; diminish front yard setback from 30' to 28'-5"; diminish total side yards from 25' to 23'-2"; diminish rear yard setback from 30' 25"; with 2' roof overhang, chimney and stair encroachment; subdivide a parcel of land from 120' x 100' into 60' x 100'. All in connection with an existing one family dwelling.

Property located on the north side of Sheffield Avenue, 184.58' east of Belmont Avenue, West Babylon, NY.

SCTM#0100-140-2-66

Zoning District: Residence C

Subject Premises: 205-207 Sheffield Avenue, West Babylon

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 9, 2023