

**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 16, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-001 of Lee John Schneider, 16 Francine Avenue, Amityville, NY. Permission to diminish west side yard from 12' to 6.1' (for 2nd floor addition); diminish total side yards from 30' to 21.4'; increase total building area from 20% to 22.19% (over by 164.53 sq. ft.); diminish distance to rear lot line from 2' to 0.4' (for shed). All in connection with the erection of a 2nd floor addition and to legally maintain an existing shed. Property located on the north side of Francine Avenue, 151.55' east of County Line Road, Amityville, NY.
SCTM#0100-164-1-28
Zoning District: Residence B

6:05 p.m.

2. Application #22-248 of Scott Littman, 172 Columbus Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 28' (for front stoop); increase total building area from 30% to 33.83% (over by 383 sq. ft.); diminish distance to rear lot line from 6' to 4'-6" (for gazebo with deck); diminish distance to west lot line from 2' to 0' (for patio); diminish distance to rear lot line from 2' to 0' (for patio). All in connection with the erection of a pool deck, and to legally maintain a gazebo, decks, rear and side yard patio pavers, and an entry stoop. Property located on the southwest corner of Columbus Avenue & Laramie Road, West Babylon, NY.
SCTM#0100-140-4-58
Zoning District: Residence C

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6:10 p.m.

3. Application #23-002 of BDG Farmingdale, LLC/Longhorn Steakhouse Restaurant c/o Blumenfeld Development Group (tenant)/Joseph Frederick Gazza (owner, SCTM #0100- 48-2-14.002) & The Koehler Family Limited Partnership (owner, SCTM #0100-69-3-5.018), 300 Robbins Lane, Syosset, NY. Renewal of permission to increase number of wall signs from one (1) to two (2) (on the south elevation); increase number of wall signs from one (1) to two (2) (on the west elevation). All in connection with existing wall signs (previously approved for five (5) years). Property located on the west side of Broad Hollow Road, 250' north of Michael Drive, Farmingdale NY.
SCTM#0100-48-2-14.002 & 0100-69-3-5.018
Zoning District: Industry G
Subject Premises: 1024 Broad Hollow Road, Farmingdale

6:15 p.m.

4. Application #22-209 of Taco Bell of America, c/o Viena Signs (tenant)/Michael Appell (prop. owner), 3520 Lawson Boulevard, Oceanside, NY. Permission to increase the number of ground signs per parcel from one (1) to two (2). All in connection with the replacement of a ground sign (menu board) and an existing ground sign. Property located on the southeast corner of Sunrise Highway & N. Delaware Avenue, Lindenhurst, NY.
SCTM#0100-208-4-1
Zoning District: Business E
Subject Premises: 85 E. Sunrise Highway, Lindenhurst

6:20 p.m.

5. Application #22-252 of South Shore KIA (tenant)/Misha Holdings LLC (prop. owner), 1128 Sunrise Highway, Copiague, NY. Permission to increase number of wall signs from one (1) to two (2) (on south elevation); increase number of wall signs from one (1) to two (2) (on east elevation). All in connection with the erection of wall signs. Property located on the north side of Sunrise Highway, approximately 375' east of Bayview Avenue, Copiague, NY.
SCTM#0100-175-1-69.004, 69.005, 69.006, & 69.007
Zoning District: Business Eb

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6:25 p.m.

6. Application #22-254 of WMK, LLC dba Mobility Works (tenant)/Lambeth Realty Corp. (prop. owner), 4199 Kinross Lakes Parkway, Richfield, OH. Requesting a special exception permit to operate a public garage for customization and servicing of handicap accessible vehicles; diminish off-street parking from 56 parking spaces required to 38 parking spaces provided. All in connection with a portion of an existing building. Property located on the east side of E. Jefryn Boulevard, 1,049.80' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-67-1-24.050
Zoning District: Industry Ga
Subject Premises: 90 E. Jefryn Boulevard, Deer Park

6:30 p.m.

7. Application #22-255 of WMK, LLC dba Mobility Works (tenant)/Lambeth Realty Corp. (prop. owner), 4199 Kinross Lakes Parkway, Richfield, OH. Requesting a special exception permit for automobile sales showroom for handicap accessible vehicles; diminish off-street parking from 75 parking spaces required to 35 parking spaces provided. All in connection with a portion of an existing building. Property located on the east side of E. Jefryn Boulevard, 1,049.80' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-67-1-24.049
Zoning District: Industry Ga
Subject Premises: 80 E. Jefryn Boulevard, Deer Park

6:35 p.m.

8. Application #23-003 of Roll Rite Towing (tenant)/Big Dog Properties LLC (prop. owner), 639 Sunrise Highway, West Babylon, NY. Permission to increase number of wall signs from one (1) to two (2) (on east elevation); increase number of wall signs from one (1) to three (3) (on south elevation); increase total number of wall signs from four (4) to five (5). All in connection with the erection of wall signs. Property located on the northwest corner of Sunrise Highway & Laramie Road, West Babylon, NY.
SCTM#0100-158-2-77.001, 60, & 78
Zoning District: Business Eb

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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 24, 2023