

**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, FEBRUARY 18, 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, FEBRUARY 17, 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 #21-001 of Alan & Tracy Pfisterer, 944 Jones Wynd, Wake Forest, NC. Permission to increase building area from 20% to 21.6% (over by 164 sq. ft.). All in connection with an existing rear deck with stairs. Property located on the south side of Gladys Street, 302.20' west of Wellwood Avenue, Lindenhurst, NY.
SCTM#0100-127-3-13
Zoning District: Residence B Zone
Subject Premises: 28 Gladys Street, Lindenhurst

6:05 p.m.

2. Application #21-003 of David Canales, 23 Platt Avenue, West Babylon, NY. Permission to diminish west side yard from 15' to 11.8'. All in connection with an existing rear covered porch. Property located on the south side of Platt Avenue, 314.91' west of Little East Neck Road, West Babylon, NY.
SCTM#0100-213-2-3
Zoning District: Residence A Zone

6:10 p.m.

3. Application #20-100 of Amy Mullen Salanitri, 1006 SE 46th Street, Cape Coral, FL. Permission to diminish east side yard from 10' to 9.9'; diminish rear yard setback from 30' to 29' with 2' roof overhang and stair encroachment; diminish distance to rear yard setback from 6' to 2.3'; diminish distance to east side yard from 6' to 4.7'. All in connection with an existing rear awning and shed. Property located on the north side of 6th Street, 100' west of 13th Avenue, West Babylon, NY.
SCTM#0100-135-3-23
Zoning District: Residence B Zone
Subject Premises: 1234 6th Street, West Babylon

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6:15 p.m.

4. Application #21-002 of William & Diane Slane, 37 Birch Avenue East, Farmingdale, NY. Permission to diminish front yard setback from 30' to 17.7'; diminish south side yard from 10' to 4.7'; diminish total side yards from 25' to 19.5' with 2' roof overhang and stair encroachment. All in connection with the erection of a front addition and front porch. Property located on the east side of Birch Avenue East, 230' south of Birch Circle South, Farmingdale, NY.
SCTM#0100-49-1-42
Zoning District: Residence C Zone

6:20 p.m.

5. Application #21-005 of Rescigno Living Trust, 447 17th Street, West Babylon, NY. Permission to diminish width at front property line from 80' to 50' on Washington Avenue; diminish total lot area from 10,000 sq. ft. to 5,000 sq. ft.; diminish front yard setback from 30' to 15' on N. 27th Street; diminish west side yard from 12' to 10'; diminish rear yard setback from 25' to 23'; increase total building area from 20% to 22.4% (over by 147 sq. ft.) with 2' roof overhang, stair, and chimney encroachments. All in connection with the erection of a one (1) family dwelling with internal garage. Property located on the southwest corner of Washington Avenue & N. 27th Street, Wheatley Heights, NY.
SCTM#0100-39-3-26
Zoning District: Residence B Zone
Subject Premises: 174 Washington Avenue, Wheatley Heights

6:25 p.m.

6. Application #20-145 of 7-Eleven Inc. (tenant)/1580 Broadhollow Road, LLC (prop. owner), 666 Old Country Road, Garden City, NY. Requesting special exception permit for retail use; increase front yard setback from 10' to 49.4' on Route 110; increase front yard setback from 10' to 81' on Conklin Street. All in connection with the erection of a 7-11 store with site improvements. Property located on the northwest corner of Route 110 & Conklin Street, East Farmingdale, NY.
SCTM#0100-34-1-14.004
Zoning District: Industry G Zone
Subject Premises: 1580 Broadhollow Road, East Farmingdale

ALL APPLICANTS OR THEIR DULY APPOINTED REPRESENTATIVE ARE ASKED TO PARTICIPATE IN THE VIDEO CONFERENCE/CONFERENCE CALL TO

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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 25, 2021