

**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 24, 2022** at the time listed in the notice below. Any interested parties must call the Zoning Board Office at 631-957-3012 no later than 12:00 p.m., WEDNESDAY, FEBRUARY 23, 2022 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 #22-009 of Darrell Anderson as the trustee of the Anderson Family Irrevocable Trust, 426 46th Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 18' with 6" roof overhang. All in connection with an existing front porch with awning. Property located on the north side of 46th Street, 275.462' west of Jackson Avenue, Lindenhurst, NY.
SCTM#0100-205-1-87
Zoning District: Residence C Zone

6:05 p.m.

2. Application #22-003 of Kaitlyn & Michael Loos, 706 Carlton Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 23'; diminish east side yard from 10' to 4.7'; diminish total side yards from 25' to 17.5'; increase total building area from 30% to 38.4% (over by 337 sq. ft.). All in connection with the installation of rear pavers, and to legally maintain an existing front porch. Property located on the south side of Carlton Road, 100' west of Avenue A, West Babylon, NY.
SCTM#0100-214-2-75
Zoning District: Residence C Zone

6:10 p.m.

3. Application #22-008 of Michael Capozzoli, 5 Shore Drive North, Copiague, NY. Permission to increase total building area from 30% to 42% (over by 1,638 sq. ft.); diminish distance to west side yard from 2' to 0.6' (for shed). All in connection with the erection of an in-ground pool, and to legally maintain an existing pergola, hot tub, shed, and block patio. Property located on the north side of Shore Drive North, 174.91' west of Lagoon Drive West, Copiague, NY.
SCTM#0100-185-1-16
Zoning District: Residence A Zone

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6:15 p.m.

4. Application #22-006 of Jennifer Maiorini, 261 Manhattan Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 24'; with 2' roof overhang encroachment; diminish distance to rear lot line from 6' to 1.9' for accessory building (pool house). All in connection with the erection of a 2nd story addition and to legally maintain an existing pool house. Property located on the north side of Manhattan Avenue, 200' east of Lenox Road, West Babylon, NY.
SCTM#0100-145-1-79
Zoning District: Residence C Zone

6:20 p.m.

5. Application #21-235 of Kerlie Belizaire, 20 Barrington Drive, Wheatley Heights, NY. Permission to diminish front yard setback from 40' to 37'-8"; diminish rear yard setback from 40' to 25'; increase total building area from 15% to 21.7% (over by 847 sq. ft.); with 2' roof overhang and stair encroachment. All in connection with the erection of 1st & 2nd floor additions, front porch, and basement entrance. Property located on the east side of Barrington Drive, 622.77' west of Landscape Drive, Wheatley Heights, NY.
SCTM#0100-15-2-6
Zoning District: Residence A Zone

6:25 p.m.

6. Application #22-004 of Antonio Santos, 248 44th Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 28'; increase total building area from 20% to 26% (over by 387 sq. ft.); with 1' roof overhang and stair encroachment; diminish distance to rear lot line from 2' to 1.8' (for shed). All in connection with the erection of first and second floor front and rear additions and to legally maintain an existing gazebo, patio, and shed. Property located on the north side of 44th Street, 105' east of Catskill Avenue, Lindenhurst, NY.
SCTM#0100-205-4-57.002
Zoning District: Residence B Zone

6:30 p.m.

7. Application #21-017 of Thomas Galgano, 10 Strathmore Drive, North Babylon, NY. Permission to increase height for accessory building from 14' to 14'-1/8"; diminish distance to rear lot line from 10' to 5'; diminish distance to north side yard from 10' to 5'; increase area for accessory building from 500 sq. ft. to 864 sq. ft. (over by 364 sq. ft.); allow two (2) bays on 864 sq. ft. where two (2) bays are allowed on 500 sq. ft. All in connection with the erection of a two (2) car detached garage. Property located on the south side of Strathmore Drive, 448.65' west of Deer Park Avenue, North Babylon, NY.
SCTM#0100-148-2-74
Zoning District: Residence A Zone

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6:35 p.m.

8. Application #22-002 of Izumi Best Inc. (tenant)/Basser Kaufman (prop. owner), 5745 Sunrise Highway, Holbrook, NY. Permission to increase the height of a wall sign from 6' to 10'; increase area of a wall sign from 156 sq. ft. allowed to 400 sq. ft. requested. All in connection with the erection of a wall sign. Property located on the north side of Montauk Highway, west of Beechwood Drive, West Babylon, NY.

SCTM#0100-223-1-8.004

Zoning District: Business E Zone

Subject Premises: 501-531 Montauk Highway, 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, 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 31, 2022