

**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 25, 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 24, 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 #21-009 of Ewelina & Grzegorz Sokolowski, 431 52<sup>nd</sup> Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 18.2' with 2' roof overhang and stair encroachment; increase number of allowable front doors from one (1) to two (2). All in connection with an existing front covered porch and patio with roof cover. Property located on the south side of 52<sup>nd</sup> Street, 360.586' west of Jackson Avenue, Lindenhurst, NY.  
SCTM#0100-204-2-65  
Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #21-008 of Louis & Lisa Santora, 204 Fifth Street, St. James, NY. Permission to increase total building area from 20% to 21.8% (over by 190 sq. ft.). All in connection with an existing rear addition, in-ground pool and spa. Property located on the north side of Headline Road, 546.39' west of Sunburst Drive, Deer Park, NY.  
SCTM#0100-92-1-26  
Zoning District: Residence B Zone  
Subject Premises: 123 Headline Road, Deer Park

**6:10 p.m.**

3. Application #21-007 of Tenzin Dolkar, 4 Renee Court, North Babylon, NY. Permission to diminish width at front property line from 80' to 76'; diminish front yard setback from 30' to 24.1' with 2' roof overhang and stair encroachment. All in connection with the demolition and rebuilding of a one (1) family dwelling with front deck and side porch. Property located on the west side of Renee Court, 71.22' north of Magro Drive, North Babylon, NY.  
SCTM#0100-149-3-44

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Zoning District: Residence B Zone

**6:15 p.m.**

4. Application #21-006 of Janice & Patrick Chilton, 15 Dogwood Street, Farmingdale, NY. Permission to diminish total side yards from 25' to 20'4" with 6" roof overhang encroachment; diminish distance to rear yard from 6' to 1.7' (for shed); diminish distance to east side yard from 6' to 2.6' (for shed). All in connection with the erection of a two (2) car attached garage and rear porch and existing accessory building (shed). Property located on the south side of Dogwood Street, 148.03' west of Woodland Avenue, Farmingdale, NY.  
SCTM#0100-30-1-27  
Zoning District: Residence C Zone

**6:20 p.m.**

5. Application #21-010 of Vera Witkovsky, 410 Farmingdale Road, West Babylon, NY. Permission to increase total building area from 15% to 20.1% (over by 194 sq. ft.); diminish distance to front property line from 50' to 2.7' on Farmingdale Road (for shed #1); diminish distance to front property line from 50' to 6' on Farmingdale Road (for shed #2). All in connection with the erection of a 1<sup>st</sup> floor addition and front porch and two (2) existing sheds. Property located on the south side of Farmingdale Road, 150.89' west of East Drive, West Babylon, NY.  
SCTM#0100-156-3-3  
Zoning District: Residence A Zone

**6:25 p.m.**

6. Application #20-173a of Edward Ratuszny, 812 Buffalo Avenue, Lindenhurst, NY. Permission to diminish width at front property line from 80' to 65.21'; diminish total lot area from 10,000 sq. ft. to 6,532 sq. ft.; diminish front yard setback from 30' to 14.3' on Buffalo Avenue; diminish front yard setback from 30' to 27.1' on 50<sup>th</sup> Street; diminish rear yard setback from 40' to 10'; increase total building area from 20% to 21.3% (over by 88 sq. ft.) with 2' roof overhang and stair encroachment; increase private garage area from 250 sq. ft. to 449 sq. ft. (over by 199 sq. ft.); subdivide a parcel of land from 125.21' x 100.17' into 65.21' x 100.17'. All in connection with an existing dwelling and the erection of 1<sup>st</sup> and 2<sup>nd</sup> floor additions, attached garage, and front porch (the existing detached garage is to be removed). Property located on the south side of 50<sup>th</sup> Street, 65.21' west of Buffalo Avenue, Lindenhurst, NY.  
SCTM#0100-207-1-p/o 62  
Zoning District: Residence B Zone

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**6:30 p.m.**

7. Application #20-173b of Edward Ratuszny, 812 Buffalo Avenue, Lindenhurst, NY.  
Permission to diminish width at front property line from 80' to 60'; diminish total lot area from 10,000 sq. ft. to 6,000 sq. ft.; subdivide a parcel of land from 125.21' x 100.17' into 60' x 100.17'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the southwest corner of Buffalo Avenue & 50<sup>th</sup> Street, Lindenhurst, NY.  
SCTM#0100-207-1-p/o 62  
Zoning District: Residence B Zone

**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@TOWNOFBABYLON.COM](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)**

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

Dated: Babylon Town Hall  
Lindenhurst, New York  
February 2, 2021