

**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 Babylon Town Hall, 200 East Sunrise Highway, North Lindenhurst, New York on **THURSDAY, MARCH 5, 2020** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #20-024 of Gretchen O’Sullivan, 1724 Prime Street, West Babylon, NY. Permission to diminish front yard setback from 30’ to 28’; diminish south side yard from 10’ to 9.8’ with 2’ roof overhang and stair encroachment; diminish distance to north side yard from 2’ to 0” (for shed). All in connection with an existing front porch, 2nd story rear deck with stair, and shed. Property located on the west side of Prime Street, 101’ north of 1st Street, West Babylon, NY.

SCTM#0100-209-4-61

Zoning District: Residence C Zone

6:00 p.m.

2. Application #20-017 of Ana Rosa Saravia, 65 E. Smith Street, Amityville, NY. Permission to diminish west side yard from 12’ to 7’; diminish total side yards from 30’ to 22’ with step encroachment; diminish distance to west side yard from 2’ to 1.5’. All in connection with an existing outside cellar entrance and shed. Property located on the south side of E. Smith Street, 1,556.85’ east of Route 110, Amityville, NY.

SCTM#0100-167-1-19.001

Zoning District: Residence B Zone

6:00 p.m.

3. Application #20-022 of Germania Caba, 495 Campagnoli Avenue, Copiague, NY. Permission to diminish distance to north side yard from 6’ to 3’ (for garage); diminish distance to south side yard from 6’ to 4.4’; increase building area from 500 sq. ft. to 706 sq. ft. (over by 206 sq. ft.) (for accessory building); increase area from 250 sq. ft. to 706 sq. ft. (over by 456 sq. ft.) (for one (1) bay garage). All in connection with an existing rear addition and rear porch to a one (1) car detached garage. Property located on the northwest corner of Campagnoli Avenue & Pio XI Street, Copiague, NY.

SCTM#0100-177-2-63.001

Zoning District: Residence C Zone

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6:00 p.m.

4. Application #20-026 of Pimolphan Pookpant, 16 Clearview Drive, Wheatley Heights, NY. Permission to diminish south side yard from 15' to 3.8'; diminish total side yards from 35' to 24.2' with 1' roof overhang encroachment. All in connection with the erection of a rear sunroom. Property located on the west side of Clearview Drive, 275.63' south of East Neck Road, Wheatley Heights, NY.
SCTM#0100-9-1-44
Zoning District: Residence A Zone

6:10 p.m.

5. Application 20-021 of HSBC Bank (tenant)/Allen Realty Associates LLC (prop. owner), 85 Farmingdale Road, West Babylon, NY. Renewal of permission to increase area of ground sign from 32 sq. ft. to 44 sq. ft.; diminish west side yard from 10' to 6'. All in connection with an existing ground sign (previously approved for three (3) years). Property located on the east side of Route 109, 670' south of Platt Avenue, West Babylon, NY.
SCTM#0-213-2-16.002
Zoning District: Business E Zone

6:10 p.m.

6. Application #20-025 of Petsmart (tenant)/535 Montauk Associates, LLC (prop. owner), 535 Montauk Highway, West Babylon, NY. Renewal of permission to increase wall sign height from 6' to 7'2"; increase number of wall signs on west elevation from one (1) sign to two (2) signs. All in connection with existing wall signs (previously approved for three (3) years). Property located on the north side of Montauk Highway, 627.14' west of Beachwood Drive, West Babylon, NY.
SCTM#0100-223-1-8.007
Zoning District: Business E Zone

6:10 p.m.

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7. Application #20-016 of Joseph N. Barbieri, 200 Herzel Blvd., West Babylon, NY. Renewal of a special exception permit to conduct a public garage as an auto repair shop. All in connection with an existing building (previously renewed for four (4) years). Property located on the northwest corner of Herzel Blvd. & 3rd Avenue, West Babylon, NY
SCTM#0100-129-1-61
Zoning District: Business E Zone

6:10 p.m.

8. Application #20-018 of Elite Athletic Services LLC, 770 Grand Boulevard, Deer Park, NY. Renewal of a special exception permit to operate a place of amusement as an obstacle course (fitness center); diminish number of off-street parking spaces from 225 spaces to 132 spaces. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the south side of Grand Boulevard, 390' east of Commack Road, Deer Park, NY.
SCTM#0100-67-1-10.028
Zoning District: Industry G Zone

6:20 p.m.

9. Application #20-020 of Dolphin Shopping Center LLC, 174 River Road, Smithtown, NY. Requesting permission for the erection of a 6' fence. All in connection with an existing building. Property located on the west side of Straight Path, 291.64' north of Garrison Avenue, Wyandanch, NY.
SCTM#0100-78-2-48.009 & 43
Zoning District: Wyandanch Corridor/T3
Subject Premises: 1306 Straight Path, Wyandanch

6:20 p.m.

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10. Application #19-286 of G & J Bestway 2 Auto Repair Inc., 160 Long Island Avenue, Wyandanch, NY. Requesting a special exception permit to conduct a public garage for auto body repair; diminish off-street parking from six (6) parking spaces to two (2) parking spaces; outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building. Property located on the southwest corner of Long Island Avenue & S. 26th Street, Wyandanch, NY.
SCTM#0100-56-1-39.002
Zoning District: Business E Zone

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
February 10, 2020