

**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, MARCH 10, 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, MARCH 9, 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 #22-018 of Rosario Laterra as Trustee of the Salvatore Laterra Bellino Irrevocable Trust & the Antonietta Laterra Bellino Irrevocable Trust, 335 Amsterdam Avenue, West Babylon, NY. Permission to diminish rear yard setback from 30' to 29'. All in connection with legally maintaining an existing 2<sup>nd</sup> story rear deck with stairs. Property located on the north side of Amsterdam Avenue, 152' west of Colonial Road, West Babylon, NY.  
SCTM#0100-144-3-61  
Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #22-020 of Nassau/Suffolk County Partnership Housing Development Fund, 80 Oser Avenue, Hauppauge, NY. Permission to diminish width at front property line from 60' to 40'; diminish total lot area from 6,000 sq. ft. to 4,000 sq. ft.; diminish rear yard setback from 30' to 26.5'. All in connection with the erection of a one (1) family dwelling and front deck with stairs. Property located on the east side of Deauville Parkway, 160' north of Spruce Place, Lindenhurst, NY.  
SCTM#0100-227-5-80  
Zoning District: Residence C Zone  
Subject Premises: 446 Deauville Parkway, Lindenhurst

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**6:10 p.m.**

3. Application #22-019 of David A. Labarca, 8 Frank Street, Lindenhurst, NY.  
Permission to diminish front yard setback from 30' to 20'; diminish south side yard from 12' to 8'; diminish total side yards from 30' to 14.4'; increase total building area from 20% to 31.1% (over by 733 sq. ft.); with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch and rear addition. Property located on the east side of Frank Street, 500' south of Webster Drive, Lindenhurst, NY.  
SCTM#0100-156-2-44  
Zoning District: Residence B Zone

**6:15 p.m.**

4. Application #22-024 of Adventureland, 2245 Route 110, Farmingdale, NY.  
Permission to increase maximum sign area from 32 sq. ft. to 134 sq. ft.; increase maximum sign height from 15' to 29'; to diminish setback on the west side from 10' to 1'; permission to allow sign with no changeable copy to with changeable copy. All in connection with an existing non-conforming ground sign with changeable copy (previously approved for five (5) years). Property located on the east side of Route 110, 467.1' south of Smith Street, Farmingdale, NY.  
SCTM#0100-3-1-4.014 and 13  
Zoning District: Industry G Zone

**6:20 p.m.**

5. Application #21-205 of G & J Bestway 2 Auto Repair Inc. (tenant)/Ibrahim Dumas (prop. owner), 160 Long Island Avenue, Wyandanch, NY. Requesting renewal of a special exception permit to operate a public garage for auto body repair; diminish off-street parking from six (6) parking spaces required to two (2) parking spaces requested; outdoor storage of vehicles per site plan. All in connection with an existing building (previously approved for one (1) year, expired June 25, 2021) Property located on the southwest corner of Long Island Avenue & S. 26<sup>th</sup> Street, Wyandanch, NY.  
SCTM#0100-56-1-39.002  
Zoning District: Business E Zone

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**6:25 p.m.**

6. Application #22-022 of A1 Reliable Industries Corp. (tenant)/109 Nancy Street Corp. (prop. owner), 109 Nancy Street, West Babylon, NY. Permission to diminish landscaped area from 1,800 sq. ft. to 1,071 sq. ft. All in connection with an existing building. Property located on the east side of Nancy Street, 190' south of Patton Avenue, West Babylon, NY.  
SCTM#0100-77-1-27.007  
Zoning District: Industry Ga 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, 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  
                      February 14, 2022