

**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

**TOWN BOARD ROOM  
(Located in the East Wing)  
at Babylon Town Hall,  
200 East Sunrise Highway,  
Lindenhurst, New York**

on **THURSDAY, MARCH 16, 2023**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #23-017 of Anna Dawson, 21 Auburn Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 17.01' (for enclosed front porch); increase total building area from 20% to 44.64% (over by 1,391 sq. ft.); increase garage height from 14' to 14'-7" (for detached garage); diminish distance to north side yard from 8' to 1.37' (for detached garage); diminish distance to rear yard from 8' to 2.76' (for detached garage); increase area of detached garage from 500 sq. ft. to 589 sq. ft. All in connection with legally maintaining an existing enclosed front porch conversion and detached garage. Property located on the east side of Auburn Street, 250' north of Evergreen Street, West Babylon, NY.  
SCTM#0100-217-2-64  
Zoning District: Residence B

**6:05 p.m.**

2. Application #22-198 of Jeremy Block, 21 Hayes Road, Amityville, NY. Permission to increase height of accessory building (detached garage) from 14' to 16'-9"; increase height of garage door from 7' to 8'; diminish distance to east side yard from 6' to 4' (for detached garage). All in connection with the erection of a detached garage. Property located on the north side of Hayes Road, 540' west of Coolidge Avenue, Amityville, NY.  
SCTM#0100-182-1-110  
Zoning District: Residence C

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**6:10 p.m.**

3. Application #23-015 of Ann M. Ohlsson-Baird, 153 Marcy Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 21.5'; diminish west side yard from 12' to 8'; diminish total side yards from 30' to 20.2'; increase total building area from 20% to 30.3% (over by 620.56 sq. ft.). All in connection with the erection of a proposed front porch, 2<sup>nd</sup> story dormer, and to legally maintain existing rear yard patio pavers. Property located on the north side of Marcy Street, 66.01' east of Bond Street, West Babylon, NY.  
SCTM#0100-142-2-68  
Zoning District: Residence B

**6:15 p.m.**

4. Application #22-249 of 95 E. Booker Corp., 299 W. 21<sup>st</sup> Street, Deer Park, NY. Permission to diminish width at front property line from 75' to 50'; diminish total lot area from 7,500 sq. ft. to 5,000 sq. ft.; diminish front yard setback from 30' to 26' (for porch); with stair encroachments; diminish total side yards from 25' to 20.5'. All in connection with the erection of a two (2) story dwelling. Property located on the west side of S. 27<sup>th</sup> Street, 100' south of Long Island Avenue, Wyandanch, NY.  
SCTM#0100-56-1-35  
Zoning District: Residence C  
Subject Premises: 124 S. 27<sup>th</sup> Street, Wyandanch

**6:20 p.m.**

5. Application #22-250 of 95 E. Booker Corp, 229 W. 21<sup>st</sup> Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 15' on S. 27<sup>th</sup> Street; diminish rear yard setback from 30' to 22.5' (for bilco-style cellar entrance). All in connection with the erection of a two (2) story dwelling. Property located on the southwest corner of Long Island Avenue & S. 27<sup>th</sup> Street, Wyandanch, NY.  
SCTM#0100-56-1-38.001  
Zoning District: Residence C  
Subject Premises: 148 Long Island Avenue, Wyandanch

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**6:25 p.m.**

6. Application #23-009a of West Babylon Manor, Inc., 250 Cassata Court, West Babylon, NY. Permission to diminish width at front property line from 100' to 50'; diminish total lot area from 12,500 sq. ft. to 6,224.25 sq. ft.; diminish front yard setback from 40' to 28'; diminish west side yard from 15' to 5.9'; diminish total side yards from 35' to 21.3'; increase total building area from 15% to 24.81% (over by 613.52 sq. ft.); with 2' roof overhang and stair encroachments. All in connection with legally maintaining an existing one (1) family dwelling and subdividing a parcel of land from 50' x 294.86' x 50.24' x 286.66' into 50' x 125.22' x 49.59' x 125.24'. Property located on the north side of Elmwood Road, 325.91' west of NYS Route 109, West Babylon, NY.  
SCTM#0100-213-1-4  
Zoning District: Residence A  
Subject Premises: 635 Elmwood Road, West Babylon

**6:30 p.m.**

7. Application #23-009b of West Babylon Manor, Inc., 250 Cassata Court, West Babylon, NY. Permission to diminish northeast side yard from 6' to 5.3'. All in connection with a proposed subdivision and to legally maintain an existing garage and parking. Property located on the north side of Elmwood Road, 301.79' west of NYS Route 109, West Babylon, NY.  
SCTM#0100-213-1-3.1  
Zoning District: SC MR  
Subject Premises: 635 Elmwood Road, West Babylon

**6:35 p.m.**

8. Application #23-020 of Pro 1 Auto Collision & Refinishing, LLC (tenant)/Fred & Joseph Scalamandre Real Estate (prop. owner), 55 Brook Avenue, Deer Park, NY. Renewal of a special exception permit to operate a public garage for auto body repair. All in connection with an existing building (previously approved for three (3) years). Property located on the east side of Brook Avenue, 545.26' north of Bayshore Road, Deer Park, NY.  
SCTM#0100-118-3-28  
Zoning District: Industry G

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**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 21, 2023