

**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 18, 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, MARCH 17, 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 #20-117 of Jose N. Benitez, 25 S. 19th Street, Wyandanch, NY. Permission to diminish rear yard setback from 30' to 25.5'. All in connection with an existing 2nd story rear deck with stairs. Property located on the east side of S. 19th Street, 325' north of Jamaica Avenue, Wyandanch, NY.
SCTM#0100-56-3-41
Zoning District: Residence C Zone

6:05 p.m.

2. Application #21-018 of Michael Aidone, 99 15th Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 26.6' with 2' roof overhang and stair encroachment. All in connection with the erection of 1st and 2nd floor extensions and a front porch. Property located on the north side of 15th Street, 450' east of 14th Avenue, West Babylon, NY.
SCTM#0100-136-3-114
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-016 of Dominic Denisco, 90 Pine Street, Deer Park, NY. Permission to diminish width at front property line from 75' to 65' on W. 16th Street; diminish front yard setback from 30' to 16.8' on Grand Blvd. with 2' roof overhang and stair encroachment. All in connection with the demolition of an existing dwelling and the erection of a one (1) family dwelling with wraparound porch and attached garage. Property located on the southwest corner of W. 16th Street & Grand Boulevard, Deer Park, NY.
SCTM#0100-62-3-20
Zoning District: Residence C Zone
Subject Premises: 116 16th Street, Deer Park

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6:15 p.m.

4. Application #21-017 of Thomas Galgano, 10 Strathmore Drive, North Babylon, NY. Permission to diminish distance to west side yard from 10' to 5'; increase area for accessory building from 500 sq. ft. to 1,056 sq. ft. (over by 556 sq. ft.); allow two (2) bays on 1,056 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

6:20 p.m.

5. Application #20-181 of Novak Motors/Fusion Auto Finance (applicant)/Calvert Family Daniel Street LLC (prop. owner), 215 Daniel Street, E. Farmingdale, NY. Renewal of a special exception permit for public garage, storage, and sale of vehicles; diminish off-street parking from 282 parking spaces to 192 parking spaces. All in connection with an existing building (previously approved for two (2) years). Property located on the north side of Daniel Street, 775' west of Route 110, East Farmingdale, NY.
SCTM#0100-32-1-5
Zoning District: Industry G Zone

6:25 p.m.

6. Application #21-019 of Barnwell House of Tires Inc. (tenant)/Tap Realty Group LLC (prop. owner), 1260 N. Wellwood Avenue, West Babylon, NY. Renewal of a special exception permit to conduct a public garage as a truck tire center. All in connection with an existing building (previously approved for four (4) years, expired September 6, 2016). Property located on the east side of Wellwood Avenue, 608.24' south of Patton Avenue, West Babylon, NY.
SCTM#0100-73-1-4.001
Zoning District: Industry Gb Zone

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ALL 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

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

Dated: Babylon Town Hall
 Lindenhurst, New York
 February 22, 2021