

**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 19, 2020** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #20-030 of Harold & Karen Jaret, 20 E. Kissimee Road, Lindenhurst, NY. Permission to maintain stair encroachment; diminish distance to property line from 40' to 24.6'. All in connection with an existing front deck with stairs. Property located on the north side of E. Kissimee Road, 180' west of Inlet Drive, Lindenhurst, NY.
SCTM#0100-190-5-65
Zoning District: Residence C Zone

6:00 p.m.

2. Application #20-032 of Patricia Slattery, 93 Feustal Street, Lindenhurst, NY.
Permission to increase total building area from 20% to 24% (over by 384 sq. ft.); diminish distance to rear lot line from 8' to 4.3'; diminish distance to east side yard from 8' to 4.2'; increase area for driveway from 40% of front yard to 62.4% of front yard. All in connection with an existing accessory building (shed) and driveway. Property located on the north side of Feustal Street, 175' east of Wood Place, Lindenhurst, NY.
SCTM#0100-133-1-46
Zoning District: Residence B Zone

6:00 p.m.

3. Application #20-034 of Perry Dolce, 210 East Drive, Copiague, NY. Permission to diminish north side yard from 10' to 8'; increase total building area from 30% to 32.5% (over by 201 sq. ft.); diminish distance to rear lot line from 6' to 3' (for deck); diminish distance to south side yard from 2' to 1.9' (for shed); increase total area for accessory building from 500 sq. ft. to 1,268 sq. ft. (over by 768 sq. ft.) (for shop and deck); allow boiler, hot water heater, and bath in shop where no plumbing fixtures are allowed. All in connection with an existing rear addition, multi-level deck, and accessory building. Property located on the west side of East Drive, 223.10' south of North Drive, Copiague, NY.
SCTM#0100-191-1-98
Zoning District: Residence C Zone

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6:00 p.m.

4. Application #20-027 of Santos A. Calderon, 390 Atlantic Street, Copiague, NY. Permission to diminish width at front property line from 75' to 66'. All in connection with the erection of a one (1) family dwelling with front porch. Property located on the south side of Lake Drive, 497.46' west of Birch Street, Wyandanch, NY
SCTM#0100-58-6-3.001
Zoning District: Residence C Zone
Subject Premises: 27 Lake Drive, Wyandanch

6:10 p.m.

5. Application #20-028 of Kulukus LLC, 620 W. Montauk Highway, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 25.9' on Pell Avenue; diminish front yard setback from 30' to 6' on Route 231 with 2' roof overhang and stair encroachment; diminish distance to rear yard lot line from 6' to 2' (for garage). All in connection with the erection of a rear addition and a two (2) car detached garage. Property located on the southwest corner of Pell Avenue & Route 231, 99.45' east of Deer Park Avenue, North Babylon, NY.
SCTM#0100-151-1-29
Zoning District: Residence C Zone
Subject Premises: 20 Pell Avenue, North Babylon

6:10 p.m.

6. Application #20-033 of Klever Sanchez (tenant)/500 Lexington LLC (prop. owner), 500 Lexington Avenue, West Babylon, NY. Renewal of a special exception permit to operate a public garage for auto repair; diminish off-street parking from nine (9) parking spaces to five (5) parking spaces. All in connection with an existing building (previously approved for one (1) year). Property located on the southeast corner of Lexington Avenue & Rutgers Road, West Babylon, NY.
SCTM#0100-145-5-15
Zoning District: Industry Ga Zone

6:10 p.m.

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7. Application 20-029 of LI Prestige Auto Service Corp. (tenant)/127 5th Street LIP Corp. (prop. owner), 127 5th Street, Lindenhurst, NY. Requesting a special exception permit to operate a public garage for auto repair; diminish off-street parking from seven (7) parking spaces to five (5) parking spaces; outdoor storage of vehicles in side yard. All in connection with an existing building. Property located on the south side of 5th Street, 140' east of Wellwood Avenue, Lindenhurst, NY.
SCTM#0100-129-4-3
Zoning District: Industry G Zone

6:10 p.m.

8. Application #20-031 of K9 Plus Corp. (tenant)/Burtson Realty Co. LLC (prop. owner), 1011 Grand Blvd., Deer Park, NY. Requesting a special exception permit for dog grooming and training; diminish off-street parking from 54 parking spaces to 30 parking spaces; gun powder storage. All in connection with a portion of an existing building. Property located on the north side of Grand Boulevard between W. Industry Court & E. Industry Court, Deer Park, NY.
SCTM#0100-68-1-26.006
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, 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 24, 2020