

**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 24, 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 23, 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 #22-029 of Sean Murphy, 17 Willard Avenue, Worchester, MA.
Permission to diminish distance to west lot line from 6' to 2.87'. All in connection with legally maintaining an existing detached garage. Property located on the northeast side of Minerva Road, 200' west of Inlet Drive (Shore Road), Lindenhurst, NY.
SCTM#0100-186-2-25
Zoning District: Residence C Zone
Subject Premises: 24 E. Minerva Road, Lindenhurst

6:05 p.m.

2. Application 22-021 of Monica Melenciano, 72 S. 25th Street, Wyandanch, NY.
Permission to diminish rear yard setback from 30' to 26.5' (for rear addition); with 2' roof overhang. All in connection with legally maintaining an existing rear addition. Property located on the west side of S. 25th Street, 375' south of Jamaica Avenue, Wyandanch, NY.
SCTM#0100-55-1-105
Zoning District: Residence C Zone

6:10 p.m.

3. Application #22-030 of Robert Galasso, 1220 10th Street, West Babylon, NY.
Permission to diminish front yard setback from 30' to 29'-4"; with 2' roof overhang encroachment. All in connection with the erection of a 2nd story addition. Property located on the north side of 10th Street, 180' east of 12th Avenue, West Babylon, NY.
SCTM#0100-135-1-22
Zoning District: Residence C Zone

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6:15 p.m.

4. Application #22-006 of Jennifer Maiorini, 261 Manhattan Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 24.3'; increase total building area from 30% to 39.4% (over by 852 sq. ft.); with 2' roof overhang encroachment; diminish distance to rear lot line from 6' to 1.9' for accessory building (pool house). All in connection with the erection of a 2nd story addition and to legally maintain an accessory building (pool house). Property located on the north side of Manhattan Avenue, 200' east of Lenox Road, West Babylon, NY.
SCTM#0100-145-1-79
Zoning District: Residence C Zone

6:20 p.m.

5. Application #22-025 of Keyspan Gas East Corp., 175 East Old Country Road, Hicksville, NY. Permission to diminish width at front property line from 100' to 43.27' on New Highway; increase number of buildings from one (1) to four (4). All in connection with the erection of four (4) buildings and a power plant. Property located on the west side of New Highway, 699' north of Conklin Street, East Farmingdale, NY.
SCTM#0100-35-1-17.011, 17.012, & p/o 31.004
Zoning District: Industry G Zone
Subject Premises: 1620 New Highway, East Farmingdale

6:25 p.m.

6. Application #22-026 of SNL Copiague LLC, 3333 New Hyde Park Road, Lake Success, NY. Permission to increase building height from 25' to 35'; increase total building area from 40% to 47.41% (over by 6,096 sq. ft.); diminish off-street parking from 55 parking spaces to 34 parking spaces; waive architectural enhancement requirement on the east and west walls; allow parking in the front yard, where none is permitted. All in connection with the erection of a three (3) story self-storage facility. Property located on the north side of Sunrise Highway, 274' west of Court Street, Copiague, NY.
SCTM#0100-201-3-48.006
Zoning District: G & Gb Industry Zones
Subject Premises: 1550 Sunrise Highway, Copiague

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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, 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 28, 2022