

**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, APRIL 8, 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, APRIL 7, 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 #21-027 of Michael & Maria Walsh, 184 Chelsea Avenue, West Babylon, NY. Permission to diminish west side yard from 10' to 9.3'; diminish total side yards from 25' to 19.6'. All in connection with an existing rear sun room. Property located on the south side of Chelsea Avenue, 391' east of Hampton Road, West Babylon, NY.  
SCTM#0100-141-3-45.001  
Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #21-026 of Andrew Lee, 6 Maplewood Avenue, Farmingdale, NY. Permission to diminish front yard setback from 30' to 6.4' with 2' roof overhang and stair encroachment; diminish north side yard from 12' to 10.7'; diminish total side yards from 30' to 27.3'; increase total building area from 20% to 24.2% (over by 317 sq. ft.); diminish distance to rear lot line from 8' to 3.8'; diminish distance to north side yard from 8' to 2.6'. All in connection with an existing front porch, front addition, rear addition, and shed. Property located on the east side of Maplewood Avenue, 197.26' north of Conklin Street, Farmingdale, NY.  
SCTM#0100-46-1-38  
Zoning District: Residence B Zone

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**6:10 p.m.**

3. Application #21-029 of Neptune Renovations, Inc., 532 Secatogue Avenue, Farmingdale, NY. Permission to diminish front yard setback from 30' to 18.7' with 2' roof overhang and stair encroachment. All in connection with the erection of a 2<sup>nd</sup> story addition and front porch. Property located on the south side of Neptune Avenue East, 200' east of East Riviera Drive, Lindenhurst, NY.

SCTM#0100-186-2-74.001

Zoning District: Residence C Zone

Subject Premises: 71 Neptune Avenue East, Lindenhurst

**6:15 p.m.**

4. Application #21-030 of Michael Silvestri, 46 Pershing Avenue, Babylon, NY. Permission to diminish east side yard from 12' to 5.3'; diminish west side yard from 12' to 9.4'; diminish total side yards from 30' to 14.7'; diminish rear yard setback from 25' to 12.6'; increase total building area from 20% to 36.2% (over by 650 sq. ft.). All in connection with the erection of a 1<sup>st</sup> level deck with stairs. Property located on the south side of Pershing Avenue, 540' west of South Bay Drive, Babylon, NY.

SCTM#0100-231-3-5

Zoning District: Residence B Zone

**6:20 p.m.**

5. Application #21-004 of Stickley Furniture, 242 Broadhollow Road, Farmingdale, NY. Permission to increase area of entrance sign from 160 sq. ft. to 258 sq. ft.; diminish distance to front lot line from 10' to 4.5'; diminish distance to south side yard from 10' to 2.8'; increase monument sign height from 6' to 9'. All in connection with the erection of entrance and monument signs. Property located on the west side of Broadhollow Road, 1,409.35' north of Great Neck Road, Farmingdale, NY.

SCTM#0100-95-1-46.001

Zoning District: Industry G 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](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)**

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

Dated:           Babylon Town Hall  
                    Lindenhurst, New York  
                    March 15, 2021