

**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, APRIL 13, 2023**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #23-035 of Emitt Hightower, 75 Jefferson Avenue, Amityville, NY. Permission to diminish east side yard from 12' to 7'-7". All in connection with legally maintaining an existing cellar entrance. Property located on the north side of Jefferson Avenue, 255' west of Moore Street, Amityville, NY.  
SCTM#0100-164-3-80  
Zoning District: Residence B

**6:05 p.m.**

2. Application #22-225 of Diego Obando & Luz Adriana Lopez, 531 Thorn Street, North Babylon, NY. Permission to diminish rear yard setback from 30' to 28.4' (for enclosed screen porch); with 6" roof overhang encroachment; diminish distance to rear lot line from 6' to 4.9' (for pool). All in connection with legally maintaining an existing enclosed screen porch and an in-ground pool. Property located on the east side of Thorn Street, 210' south of Cooper Road, North Babylon, NY.  
SCTM#0100-152-2-9  
Zoning District: Residence C

**6:10 p.m.**

3. Application #23-031 of Sony P. Coralin, 19 Thomas Drive, North Babylon, NY. Permission to diminish east side yard from 10' to 5.9'; diminish total side yards from 25' to 19.8'. All in connection with the erection of a 4<sup>th</sup> level addition. Property located on the north side of Thomas Drive, 622.08' east of Gaulton Drive, North Babylon, NY.  
SCTM#0100-109-1-83  
Zoning District: Residence C

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**6:15 p.m.**

4. Application #23-034 of Caitlin Disclafani, 270 Granada Parkway, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 23' on Granada Parkway (for front covered porch); diminish front yard setback from 30' to 25.9' on McKinley Avenue; diminish rear yard setback from 30' to 26.3'; with 1' roof overhang. All in connection with the erection of a rear addition and to legally maintain an existing front covered porch. Property located on the southwest corner of Granada Parkway & McKinley Avenue, Lindenhurst, NY.  
SCTM#0100-227-2-56  
Zoning District: Residence C

**6:20 p.m.**

5. Application #23-027 of Natale Cardino, 14 Seaway Drive, Copiague, NY. Permission to diminish rear yard setback from 40' to 28' (for roof over masonry); increase total building area from 15% to 42% (over by 3,370 sq. ft.); diminish distance to rear lot line from 10' to 5' (for shed); diminish distance to south side yard from 10' to 6.3' (for shed); increase total building area for accessory structures in rear yard from 30% to 55.5% (over by 1,275 sq. ft.). All in connection with legally maintaining an existing in-ground pool with pavers (previous ZBA Case #20-076), a roofed-over patio, and shed. Property located on the west side of Seaway Drive, 278.07' south of Shore Drive North, Copiague, NY.  
SCTM#0100-185-2-44.050  
Zoning District: Residence A

**6:25 p.m.**

6. Application #23-028 of CMA Construction Management Advisory Services Inc (applicant)/Cheltenham Rd. LLC (prop. owner), 2100 Joshuas Path, Hauppauge, NY. Permission to diminish width at front street line from 75' to 41.49' on Columbus Avenue; diminish total lot area from 7,500 sq. ft. to 5,021.8 sq. ft.; diminish front yard setback from 30' to 20' on Cheltenham Road; diminish front yard setback from 30' to 11.8' on Hubbards Path. All in connection with the erection of a one-family dwelling with a one (1) car attached garage. Property located on the south side of Columbus Avenue, between Cheltenham Road & Hubbards Path, West Babylon, NY.  
SCTM#0100-145-3-6  
Zoning District: Residence C  
Subject Premises: 93 Cheltenham Road, West Babylon

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**6:30 p.m.**

7. Application #23-029 of Lyss's Pooch Pad d/b/a Camp Bow Wow (tenant)/Wellwood 600 Associates LP (prop. owner), 229 Bedell Street, West Babylon, NY. Requesting a special exception permit for a proposed dog kennel with outdoor play area. All in connection with a portion of an existing building. Property located on the east side of Wellwood Avenue, 564.61' north of Spiegelhagen Avenue, Lindenhurst, NY.  
SCTM#0100-207-2-29  
Zoning District: Business E  
Subject Premises: 660 N. Wellwood Avenue, Unit C, Lindenhurst

**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  
                  March 20, 2023