

**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 20, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-037 of Jonathan Metelus, 4 Manchester Boulevard, Wheatley Heights, NY. Permission to diminish distance to west lot line from 6' to 4'. All in connection with legally maintaining an existing above-ground pool. Property located on the south side of Manchester Boulevard, 117.04' east of Brown Boulevard, Wheatley Heights, NY.
SCTM#0100-15-4-20
Zoning District: Residence A

6:05 p.m.

2. Application #23-033 of Ulises Martinez, 315 Cedar Court, Copiague, NY. Permission to diminish east side yard from 10' to 7' (for cellar entrance); diminish west side yard from 10' to 7'-2" (for egress window); diminish total side yards from 25' to 14'-2"; diminish distance to rear lot line from 6' to 1'-9" (for roofed over deck). All in connection with legally maintaining an existing outside cellar entrance, an egress window, and a roofed over deck. Property located on the north side of Cedar Court, 380' east of St. Anns Avenue, Copiague, NY
SCTM#0100-194-2-88
Zoning District: Residence C

6:10 p.m.

3. Application #22-212 of Ronald Hernandez, 8 Seaway Drive, Copiague, NY. Permission to diminish front yard setback from 30' to 16'-6" on Church Place; diminish south side yard from 10' to 7'-10"; with 1' roof overhang; to allow an extension of a non-conforming use from 25% to 31.85% (over by 57.21 sq. ft.). All in connection with legally maintaining an existing rear addition. Property located on the southwest corner of Great Neck Road & Church Place, Copiague, NY.
SCTM#0100-177-2-68
Zoning District: Business E
Subject Premises: 2095 Great Neck Road, Copiague

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6:15 p.m.

4. Application #23-025 of Naj Shairzai, 191 Young Street, West Babylon, NY. Permission to increase total building area from 20% to 29.55% (over by 955.48 sq. ft.); diminish distance to east lot line from 8' to 3.3' (for shed); increase number of front doors from one (1) to two (2). All in connection with legally maintaining an existing shed, rear deck, and two (2) front doors. Property located on the north side of Young Street, 92.68' east of Lewis Avenue, West Babylon, NY.
SCTM#0100-142-3-18
Zoning District: Residence B

6:20 p.m.

5. Application #23-036 of Ewelina Stachelek, 236 Farmers Avenue, Lindenhurst, NY. Permission to increase total building area from 20% to 43.86% (over by 366 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 74.63% (over by 832.8 sq. ft.). All in connection with the installation of an in-ground pool, paver patio, and roofed-over rear stoop. Property located on the south side of Farmers Avenue, 1,447.97' west of Route 109, Lindenhurst, NY.
SCTM#0100-155-2-45
Zoning District: Residence B

6:25 p.m.

6. Application #23-038a (Lot #1) of Jose Espinal (applicant)/Marcos Sime & Theanny Pena Estevez (prop. owners), 229 W. 21st Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 29.7' on Catskill Avenue; diminish distance to rear lot line from 6' to 2.3' (for shed); diminish distance to front lot line from 40' to 23.7' on Catskill Avenue (for concrete platform); to subdivide a parcel of land from 150.23' x 100.16' into 85.9' x 100.16'. All in connection with legally maintaining an existing one (1) family dwelling, concrete platform, and shed. Property located on the southwest corner of Catskill Avenue & 30th Street, Copiague, NY.
SCTM#0100-200-3-p/o 52
Zoning District: Residence C
Subject Premises: p/o 785 Catskill Avenue, Copiague

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6:30 p.m.

7. Application #23-038b (Lot #2) of Jose Espinal (applicant)/Marcos Sime & Theanny Pena Estevez (prop. owners), 229 W. 21st Street, Deer Park, NY. Permission to diminish width at front property line from 75' to 64.33'; diminish total lot area from 7,500 sq. ft. to 6,443.30 sq. ft.; diminish rear yard setback from 30' to 24'-6" (for Bilco-style cellar entrance); to subdivide a parcel of land from 150.23' x 100.16' into 64.33' x 100.16'. All in connection with the erection of a one (1) family dwelling with front porch and Bilco doors. Property located on the southwest corner of Catskill Avenue & 30th Street, Copiague, NY.
SCTM#0100-200-3-p/o52
Zoning District: Residence C
Subject Premises: p/o 785 Catskill Avenue, Copiague

6:35 p.m.

8. Application #23-039 of Cambridge Stone Inc. (tenant)/S.J. & J. Service Station c/o JPD United II, LLC (prop. owner), 921-L Conklin Street, Farmingdale, NY. Requesting a special exception permit to allow stone cutting. All in connection with a portion of an existing building. Property located on the north side of Conklin Street, 1,022.37' west of Broadhollow Road, Farmingdale, NY.
SCTM#0100-34-1-6
Zoning District: Industry G

6:40 p.m.

9. Application #23-030 of Strain Stars LLC (tenant)/JSP Realty Group LLC (prop. owner), 81 James Street, Hicksville, NY. Requesting a special exception permit for a proposed retail recreational marijuana dispensary; diminish off-street parking from 290 parking spaces required to 174 parking spaces provided. All in connection with a proposed retail recreational marijuana dispensary in a portion of an existing building. Property located on the east side of Broadhollow Road (Route 110), 516.56' south of Gazza Boulevard, Farmingdale, NY.
SCTM#0100-36-3-30.002 & 7, and 35-1-2.001
Zoning District: Industry G
Subject Premises: 1815 Broadhollow Road (Route 110), Farmingdale

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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, 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 27, 2023