

**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 27, 2023**

**6:00 p.m.**

1. Application #23-040 of Carol Laskowitz, 41 Burlington Avenue, Deer Park, NY. Permission to diminish south side yard from 10' to 9.9'; diminish total side yards from 25' to 24.2'; increase total building area from 30% to 42.8% (over by 1,069.5 sq. ft.); increase total building area of rear yard for accessory structures from 45% to 64.4% (over by 727 sq. ft.). All in connection with legally maintaining an existing basement entrance and patio. Property located on the east side of Burlington Avenue, 391' south of Morris Place, Deer Park, NY.  
SCTM#0100-26-2-10  
Zoning District: Residence C

**6:05 p.m.**

2. Application #23-043 of James Flynn, 7 Nassau Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 28'-6" on Nassau Avenue; diminish front yard setback from 30' to 17'-5" on Silver Street; diminish rear yard setback from 30' to 28' -1"; increase total building area from 30% to 31.1% (over by 95 sq. ft.); diminish distance to south side yard from 6' to 2.4' (for existing shed). All in connection with the erection of a 2<sup>nd</sup> story addition with balconies and to legally maintain an existing cellar entrance and shed. Property located on the southeast corner of Nassau Avenue & Silver Street, West Babylon, NY.  
SCTM#0100-138-2-8  
Zoning District: Residence C

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**6:10 p.m.**

3. Application #23-042 of Pasquale Caggiano, 336 Heathcote Road, Lindenhurst, NY. Permission to diminish east side yard from 10' to 5.8'; increase total building area from 30% to 39.9% (over by 794 sq. ft.); with 1' roof overhang and chimney encroachment; diminish distance to rear yard from 6' to 1.3' (for accessory building (shed)); diminish distance to east side yard from 6' to .4' (for accessory building (shed)); diminish distance to west side yard from 2' to .03' (for accessory structure (shed)). All in connection with the erection of a 2<sup>nd</sup> story addition and to legally maintain two (2) sheds, a gazebo, and pavers. Property located on the southeast corner of Heathcote Road & Lincoln Drive, Lindenhurst, NY.  
SCTM#0100-154-2-52.004  
Zoning District: Residence C

**6:15 p.m.**

4. Application #22-249 of 95 E. Booker Corp., 299 W. 21<sup>st</sup> Street, Deer Park, NY. Permission to diminish width at front property line from 75' to 50'; diminish total lot area from 7,500 sq. ft. to 5,000 sq. ft.; diminish front yard setback from 30' to 26' (for porch); with stair encroachment; diminish rear yard setback from 30' to 26'-8" (for egress window well). All in connection with the erection of a two (2) story single family dwelling. Property located on the west side of S. 27<sup>th</sup> Street, 100' south of Long Island Avenue, Wyandanch, NY.  
SCTM#0100-56-1-35  
Zoning District: Residence C  
Subject Premises: 124 S. 27<sup>th</sup> Street, Wyandanch

**6:20 p.m.**

5. Application #23-045 of Mohd Labib Rahman, 7210 41<sup>st</sup> Street, Woodside, NY. Permission to diminish width at front street line from 75' to 50'; diminish total lot area from 7,500 sq. ft. to 5,000 sq. ft.; diminish front yard setback from 30' to 26'-4" (for porch); diminish rear yard setback from 30' to 26'-4" (for rear porch). All in connection with the erection of a proposed two (2) story single family dwelling. Property located on the east side of S. 29<sup>th</sup> Street, 225' south of Jamaica Avenue, Wyandanch, NY.  
SCTM#0100-54-2-74  
Zoning District: Residence C  
Subject Premises: 71 S. 29<sup>th</sup> Street, Wyandanch

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**6:25 p.m.**

6. Application #23-041a (Lot #1) of Richard Ubert, 286 Grand Central Avenue, Amityville, NY. Permission to diminish width at front property line from 80' to 50'; diminish total lot area from 10,000 sq. ft. to 7,668 sq. ft.; with 24" overhang encroachment; to subdivide a parcel of land from 100' x 153.59' x 100' x 153.29' into 50' x 153.44' x 50' x 153.29'. All in connection with the erection of a proposed one (1) family dwelling. Property located on the north side of Steele Place, 517.84' west of Albany Avenue, Amityville, NY.  
SCTM#0100-169-1-p/o 36  
Zoning District: Residence B  
Subject Premises: 164 Steele Place, Amityville

**6:30 p.m.**

7. Application #23-041b (Lot #2) of Richard Ubert, 286 Grand Central Avenue, Amityville, NY. Permission to diminish width at front property line from 80' to 50'; diminish total lot area from 10,000 sq. ft. to 7,675.68 sq. ft.; diminish west side yard from 12' to 6'-4 1/4"; diminish east side yard from 12' to 11'-2 1/4"; diminish total side yards from 30' to 17' - 6 1/2"; to subdivide a parcel of land from 100' x 153.59' x 100' x 153.29' into 50' x 153.44' x 50' x 153.59'. All in connection with legally maintaining an existing dwelling. Property located on the north side of Steele Place, 467.84' west of Albany Avenue, Amityville, NY.  
SCTM#0100-169-1-p/o 36  
Zoning District: Residence B  
Subject Premises: 164 Steele Place, Amityville

**6:35 p.m.**

8. Application #23-032 of South Shore Nissan, 200 Sunrise Highway, Amityville, NY. Permission to increase height of monument sign from 6' to 9' - 3 3/4"; increase number of signs per wall from one (1) to two (2) on the north elevation; increase height of wall sign from 6' to 11'-2 1/2". All in connection with the erection of wall and monument signs. Property located on the southwest corner of Sunrise Highway & Albany Avenue, Amityville, NY.  
SCTM#0100-167-3-2  
Zoning District: Business Eb/Residence C

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**6:40 p.m.**

9. Application #23-044 of 430 Neptune Ave LLC, 430 Falmouth Road, West Babylon, NY. Renewal of a special exception permit to operate a public garage for auto repair; allow outdoor storage for forklift and cars awaiting repair. All in connection with an existing building (previously approved for three (3) years; expired March 23, 2020). Property located on the east side of Falmouth Road, 362.50' north of Sunrise Highway, West Babylon, NY.  
SCTM#0100-160-1-29  
Zoning District: Industry Ga

**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  
April 3, 2023