

**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, MAY 4, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-048 of Michael & Adrienne Buckley, 50 Copiague Place, Copiague, NY. Permission to diminish front yard setback from 30' to 11.6' (for existing covered entry); diminish rear yard setback from 30' to 29.68' (for proposed addition); increase total building area from 30% to 35.7% (over by 282.5 sq. ft.). All in connection with the erection of a two (2) story addition and to legally maintain an existing front covered entry. Property located on the south side of Copiague Place, 294' east of Great Neck Road, Copiague, NY.
SCTM#0100-196-1-87.002
Zoning District: Residence C

6:05 p.m.

2. Application #23-049a (Lot #1) of 1316 West Babylon LLC, 624 Robbins Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 26'; with 2' roof overhang and stair encroachment. All in connection with the subdivision of a parcel of land from 200' x 100' into 100' x 100' and to legally maintain an existing dwelling with basement entrance. Property located on the north side of 6th Street, 100' east of 13th Avenue, West Babylon, NY.
SCTM#0100-135-3-p/o 20
Zoning District: Residence B
Subject Premises: 1316 6th Street, West Babylon

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6:10 p.m.

3. Application #23-047 of 1948 DPA LLC, 71 N. 1st, Deer Park, NY. Permission to diminish off-street parking from 73 parking spaces required to 64 parking spaces provided. All in connection with an existing building. Property located on the west side of Deer Park Avenue (Route 231), 453.84' south of Nicolls Road, Deer Park, NY.
SCTM#0100-43-1-37
Zoning District: Business E
Subject Premises: 1948 Deer Park Avenue, Deer Park

6:15 p.m.

4. Application #23-054 of DME Electrical Contracting Services Inc., c/o Dennis Madonia, 974 Little East Neck Road, West Babylon, NY. Permission to diminish minimum distance from grade from 8' to 1'-8". All in connection with an existing ground sign (previous approval expired August 13, 2020). Property located on the southwest corner of Little East Neck Road & 5th Street, West Babylon, NY.
SCTM#0100-138-1-93.001
Zoning District: Business E

6:20 p.m.

5. Application #23-050 of A & D Maintenance Inc. (tenant)/JAD Rentals Inc. (prop. owner), 118 Wyandanch Avenue, Wyandanch, NY. Renewal of a special exception permit to operate a public garage as an auto body & repair shop; diminish off-street parking from 73 parking spaces required to 60 parking spaces provided; outdoor storage of trucks and cars in two (2) front yards. All in connection with an existing building (previously approved for three (3) years). Property located on the southeast corner of Wyandanch Avenue & King Street, Wyandanch, NY.
SCTM#0100-80-2-169.006
Zoning District: Industry Ga

6:25 p.m.

6. Application #21-060 of G & J Bestway Auto Repair Inc. (tenant)/Ibrahim Dumas (prop. owner), 154 Long Island Avenue, Wyandanch, NY. Requesting a special exception permit to conduct a public garage as an auto body and auto repair shop. All in connection with an existing building (previous approval expired November 2, 2020). Property located on the southeast corner of Long Island Avenue & S. 27th Street, Wyandanch, NY.
SCTM#0100-56-1-41.001
Zoning District: Residence C

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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
 April 10, 2023