

**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 11, 2023
BEGINNING AT 6:00 P.M.**

6:00 p.m.

1. Application #23-052 of Joseph R. & Teresa Bradley, 49 East Street, Amityville, NY. Permission to diminish distance to front street line from 40' to 31' on East Street; diminish distance to north side yard from 6' to 5'-6". All in connection with the erection of a detached garage. Property located on the northeast corner of East Street & Cedar Road, Amityville, NY.
SCTM#0100-124-5-80
Zoning District: Residence C

6:05 p.m.

2. Application #23-053 of Maria Seiferling, 7 Roxbury Court, Deer Park, NY. Permission to increase total building area from 20% to 27.58% (over by 682.44 sq. ft.). All in connection with the installation of an in-ground pool and patio. Property located on the north side of Roxbury Court, 290' east of Milleridge Drive, Deer Park, NY.
SCTM#0100-18-1-15.002
Zoning District: Residence B

6:10 p.m.

3. Application #23-051 of Sisters of the Order of St. Dominic, Inc., 555 Albany Avenue, N. Amityville, NY. Permission to conduct business offices in approximately 5,000 sq. ft. of existing building ("Motherhouse" building, east wing), a non-permitted use in B Residence Zoning District. All in connection with a proposal for Molloy College to occupy part of the second floor of the existing "Motherhouse" building. Property located on the east side of Albany Avenue, 204' north of Russell Court, N. Amityville, NY.
SCTM#0100-203-1-4, 5 & 6
Zoning District: Residence B

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6:15 p.m.

4. Application #23-055 of Entrust Automotive Services LP d/b/a Novak Motors Service Center (applicant)/Calvert Family Daniel Street LLC (prop. owner), 250 Route 109, Farmingdale, NY. Requesting a special exception permit to operate a public garage for auto repair; allow parking in front yard (three (3) spaces); allow garage door with street frontage of 140' where 150' is required. All in connection with the proposed renovation of an existing building. Property located on the southwest side of Route 109, 1, 219.59' west of Southern State Parkway, Farmingdale, NY.
SCTM#0100-97-1-23
Zoning District: Industry G

6:20 p.m.

5. Application #23-046 of Emerson Corner Corp., 585 Merrick Road, Copiague, NY. Requesting a special exception permit to operate a public garage for auto repair; increase gas station height from one (1) story to two (2) story; diminish buffer strip in front yard from 10' to 9'-9" on Emerson Avenue; diminish buffer strip in front yard from 10' to 9'-8" on Montauk Highway; diminish driveway intersection offset from 25' to 14' at Emerson Avenue, north of Montauk Highway; allow gasoline service station to adjoin residentially zoned parcel; allow gas station to be located on Montauk Highway, a non-permitted roadway; permission to lift previously imposed Covenants & Restrictions as per case #2549 dated April 25, 1955. All in connection with the conversion of an existing building into a gas station/convenience store with public garage for auto repair. Property located on the northwest corner of Merrick Road & Emerson Avenue, Copiague, NY.
SCTM#0100-180-3-22.006, 22.005, 24 & 25
Zoning District: Business E
Subject Premises: 585 & 595 Merrick Road and 2 & 2A Lafayette Street,
Copiague, NY

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 17, 2023