

**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 18, 2023**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #23-060 of Peter LoBianco, 192 Seward Street, West Babylon, NY. Permission to increase total building area from 20% to 30.58% (over by 705.4 sq. ft.); diminish west side yard setback from 2' to 0' (for concrete patio). All in connection with an existing rear deck and concrete patio. Property located on the south side of Seward Street, 237' east of Lewis Avenue, West Babylon, NY.  
SCTM#0100-142-3-42  
Zoning District: Residence B

**6:05 p.m.**

2. Application #23-064 of Michael Kavanagh, 188 Mayhew Avenue, Babylon, NY. Permission to increase total building area from 20% to 29.32% (over by 738.37 sq. ft.). All in connection with the erection of a proposed gazebo and paver patio. Property located on the west side of Mayhew Avenue, 320' north of Jackson Inlet, Babylon, NY.  
SCTM#0100-230-2-17.001  
Zoning District: Residence B

**6:10 p.m.**

3. Application #23-063 of Jagoda Cymek, 1444 9<sup>th</sup> Street, West Babylon, NY. Permission to diminish rear yard setback from 30' to 28'; increase area of garage from 500 sq. ft. to 535.44 sq. ft. (over by 35.44 sq. ft.); increase height of garage door from 7' to 8'. All in connection with the erection of side addition to existing attached garage and to legally maintain rear deck with stairs. Property located on the north side of 9<sup>th</sup> Street, 500' west of 15<sup>th</sup> Street, West Babylon, NY.  
SCTM#0100-135-2-40  
Zoning District: Residence C

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**6:15 p.m.**

4. Application #23-057 of Shakila Rouhani, 23 Vermont Avenue, West Babylon, NY. Permission to diminish south side yard from 12' to 10.5' (for cellar entrance); diminish total side yards from 30' to 25.5'; increase total building area from 20% to 31.5% (over by 868.74 sq. ft.); diminish distance to north side yard from 2' to 1.6' (for shed); to lift previously imposed Covenant & Restriction, "no outside cellar/basement entrances" (ZBA Case #00-167). All in connection with legally maintaining an existing basement entrance, a rear deck with stairs, and a shed. Property located on the east side of Vermont Avenue, 750' south of Barnum Street, West Babylon, NY.  
SCTM#0100-137-3-52  
Zoning District: Residence B

**6:20 p.m.**

5. Application #23-062 of Barbara Notaro, 14 Dawes Avenue, Amityville, NY. Permission to increase total building area from 30% to 37.6% (over by 455.87 sq. ft.); with 1' garage roof overhang encroachment; diminish distance to north side yard from 6' to 3'; increase total building area of the rear yard for accessory structures from 45% to 55% (over by 372.88 sq. ft.). All in connection with the erection of a two (2) car detached garage. Property located on the east side of Dawes Avenue, 140' north of Charleston Drive, Amityville, NY.  
SCTM#0100-181-2-115  
Zoning District: Residence C

**6:25 p.m.**

6. Application #23-061 of DZA 2021 LLC, 309 Madison Street, Suite 5, Westbury, NY. Permission to diminish width at front property line from 75' to 40'; diminish total lot area from 7,500 sq. ft. to 4,000 sq. ft.; diminish front yard setback from 30' to 22'-6"; diminish west side yard from 10' to 5'; diminish total side yards from 25' to 15'; diminish rear yard setback from 30' to 27'; increase total building area from 30% to 31.5% (over by 59 sq. ft.). All in connection with the erection of a proposed two (2) story, single family dwelling. Property located on the south side of Garfield Place, 100' west of Wyona Avenue, Lindenhurst, NY.  
SCTM#0100-227-1-57  
Zoning District: Residence C  
Subject Premises: 3 Garfield Place, Lindenhurst, NY

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**6:30 p.m.**

7. Application #23-058 of Deer Park LLC, 720 East Palisade Avenue, Englewood Cliffs, NJ. Permission to diminish off-street parking from 369 parking spaces required to 296 parking spaces provided. All in connection with interior alterations of a portion of an existing building for medical use. Property located on the east side of NYS Route 231, 217' south of Bay Shore Road, Deer Park, NY.  
SCTM#0100-89-2-86  
Zoning District: Business E  
Subject Premises: 20-74 Deer Park Avenue, Deer Park, 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 25, 2023