

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 in the

**TOWN BOARD ROOM  
(Located in the East Wing)  
at Babylon Town Hall,  
200 East Sunrise Highway,  
Lindenhurst, New York.**

on **THURSDAY, MAY 19, 2022**  
**BEGINNING AT 6:00 P.M.**

to consider the following applications at the time listed or as soon thereafter as may be heard

**6:00 p.m.**

1. Application #22-067 of TDV Construction Co., Inc., 3 Old Farm Court, Glen Head, NY. Permission to diminish rear yard setback from 40' to 33.5'. All in connection with legally maintaining an existing awning. Property located on the south side of Centerwood Street, 225.64' west of Westchester Avenue, West Babylon, NY.  
SCTM#0100-105-2-8  
Zoning District: Residence B Zone  
Subject Premises: 612 Centerwood Street, West Babylon

**6:05 p.m.**

2. Application #22-028 of Marcus Tepper, 173 N. 20<sup>th</sup> Street, Wheatley Heights, NY. Permission to increase total building area from 15% to 39.84% (over by 1,862.7 sq. ft.). All in connection with the installation of an in-ground pool and paver patio. Property located on the east side of N. 20<sup>th</sup> Street, 150' south of Lee Avenue, Wheatley Heights, NY.  
SCTM#0100-13-3-56.1  
Zoning District: Residence A Zone

**6:10 p.m.**

3. Application #22-050 of Phyllis Senia, 28 Crossway Drive, Deer Park, NY. Permission to increase total building area from 20% to 48.31% (over by 4,838 sq. ft.); diminish distance to east side yard from 2' to 0' (for patio). All in connection with the installation of an in-ground pool and paver patio, and to legally maintain an existing patio. Property located on the south side of Crossway Drive, 556.18' west of Bowling Lane, Deer Park, NY.  
SCTM#0100-66-3-23  
Zoning District: Residence B Zone

**6:15 p.m.**

4. Application #22-065 of Bolla EM Realty, LLC, 809 Stewart Avenue, Garden City, NY. Requesting renewal of permission to increase number of signs per elevation from one (1) sign to three (3) signs on north wall; increase number of ground signs from one (1) ground sign to two (2) ground signs; increase sign height from 15' to 18' for ground sign "A"; increase sign height from 15' to 18' for ground sign "B"; diminish distance to property line from 10' to 0.5' for sign "A"; diminish distance to property line from 10' to 0.5' for sign "B"; increase area of price sign from 12 sq. ft. to 32 sq. ft. for sign "A"; increase area of price sign from 12 sq. ft. to 32 sq. ft. for sign "B"; increase area of ID sign from 40 sq. ft. to 56.5 sq. ft. for sign "A"; increase area of ID sign from 40 sq. ft. to 56.5 sq. ft. for sign "B". All in connection with wall and two (2) price and ID signs (previously approved for five (5) years. Property located on the southeast corner of New Highway & Route 109 (Farmingdale Road), East Farmingdale, NY.  
SCTM#0100-99-2-1.001  
Zoning District: Industry Ga Zone  
Subject Premises: 1200 Route 109 (Farmingdale Road), East Farmingdale

**6:20 p.m.**

5. Application #22-066 of Marissa Wharry on behalf of Half Hollow Hills Gymnastics, 558 S. 7<sup>th</sup> Street, Lindenhurst, NY. Requesting renewal of a special exception permit to conduct a place of amusement (gymnastics school). All in connection with an existing building (previously approved for three (3) years. Property located on the east side of Brook Avenue, 954.87' south of Suburban Avenue, Deer Park, NY.  
SCTM#0100-93-2-10.002  
Zoning District: Industry G Zone  
Subject Premises: 431 Brook Avenue, Deer Park

**6:25 p.m.**

6. Application #22-064 of Radius Investigations, 150 Motor Parkway, Hauppauge, NY. Requesting a special exception permit for the retail sale of firearms and ammunition. All in connection with an existing building. Property located on the southwest corner of Grand Boulevard & West Jefryn Boulevard, Deer Park, NY.  
SCTM#0100-67-1-24.075  
Zoning District: Industry Ga Zone  
Subject Premises: 940 Grand Boulevard, Deer Park

**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, FOLLOWED BY ADJOURNED CASES. APPLICANTS AND INTERESTED PARTIES MUST APPEAR AT THE TIME SET FORTH ABOVE.**

BY ORDER OF THE ZONING BOARD OF APPEALS  
MICHAEL KANE, CHAIRMAN

Dated:            Babylon Town Hall  
                      Lindenhurst, New York  
                      April 25, 2022