

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, the Town of Babylon Zoning Board of Appeals will conduct the following Public Hearings **by video conference with telephone conference call-in capability**, on **THURSDAY, JUNE 4, 2020** at the time listed in the notice below. Any interested parties should call the Zoning Board Office at 631-957-3012 **no later than 12:00 p.m., WEDNESDAY, JUNE 3, 2020** to provide an email address to receive instructions for participating in the conference. Video conference link and/or call-in number will be provided by email for interested neighbors to be able to listen and participate in the proceedings. If you do not want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the meeting online on the Town of Babylon YouTube channel at <https://bit.ly/3aNSG2P>. Interested parties will have an opportunity to comment after viewing the livestream, as described below.

6:00 p.m.

1. Application #20-027 of Santos A. Calderon, 390 Atlantic Street, Copiague, NY. Permission to diminish width at front property line from 75' to 66'. All in connection with the erection of a one (1) family dwelling with front porch. Property located on the south side of Lake Drive, 497.46' west of Birch Street, Wyandanch, NY.
SCTM#0100-58-6-3.001
Zoning District: Residence C Zone
Subject Premises: 27 Lake Drive, Wyandanch

6:10 p.m.

2. Application #20-028 of Kulukus LLC, 620 West Montauk Highway, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 25.9' on Pell Avenue; diminish front yard setback from 30' to 6' on Route 231 with 2' roof overhang and stair encroachment; diminish distance to rear yard setback from 6' to 2'(for garage). All in connection with the erection of a rear addition and a two (2) car detached garage. Property located on the southwest corner of Pell Avenue & Route 231, 99.45' east of Deer Park Avenue, North Babylon, NY.
SCTM#0100-151-1-29
Zoning District: Residence C Zone
Subject Premises: 20 Pell Avenue, North Babylon

6:20 p.m.

3. Application #20-033 of Klever Sanchez (tenant)/Dominick Pugliese (prop. owner), 500 Lexington Avenue, West Babylon, NY. Renewal of a special exception permit to operate a public garage for auto repair; diminish off-street parking from nine (9) parking spaces to five (5) parking spaces. All in connection with an existing building (previously approved for one (1) year). Property located on the southeast corner of Lexington Avenue & Rutgers Road, West Babylon, NY.
SCTM#0100-145-5-15
Zoning District: Industry Ga Zone

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6:30 p.m.

4. Application #20-019 of H & M Environmental Inc., 34 Arbor Lane, Hicksville, NY. Renewal of a special exception permit for storage of vehicles; diminish landscaping area 10' to 0'; outdoor storage in rear and side yards with no separation fence. All in connection with vacant land (previously approved for one (1) year). Property located on the south side of Route 109, 700.62' west of Southern State Parkway, Farmingdale, NY.
SCTM#0100-97-1-27
Zoning District: Industry G Zone
Subject Premises: 280 Route 109, Farmingdale

6:40 p.m.

5. Application #20-036 of David Penna, 19 South Bay Drive, Babylon, NY. Requesting a special exception permit to conduct a public garage for auto repair. All in connection with an existing building (previous ZBA case #98-112). Property located on the northwest corner of Route 109 & 6th Avenue, West Babylon, NY.
SCTM#0100-129-2-132
Zoning District: Business E Zone
Subject Premises: 655 Route 109, West Babylon

ALL APPLICANTS OR THEIR DULY APPOINTED REPRESENTATIVE ARE ASKED TO PARTICIPATE IN THE VIDEO CONFERENCE/CONFERENCE CALL TO PRESENT THEIR APPLICATION TO THE ZONING BOARD. IF AN APPLICANT IS UNABLE TO PARTICIPATE FOR ANY REASON, PLEASE CONTACT THE ZONING BOARD OFFICE AT 631-957-3012.

ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, AT THE TIME SET FORTH IN NOTICE. MEMBERS OF THE PUBLIC INTERESTED IN THE APPLICATION MAY LISTEN TO THE PROCEEDING, COMMENT DURING VIDEO CONFERENCE OR PHONE CONFERENCE AND SHALL HAVE 7 DAYS THEREAFTER TO COMMENT ON THE APPLICATION BY EMAIL OR REGULAR MAIL DIRECTED TO:

**MAILING ADDRESS:
TOWN OF BABYLON ZONING BOARD
TOWN HALL ANNEX
281 Phelps Lane
North Babylon, New York 11703**

EMAIL ADDRESS: ZONINGCOMMENTS@TOWNOFBABYLON.COM

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

Dated: Babylon Town Hall
Lindenhurst, New York
May 6, 2020