

**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, JUNE 8, 2023
BEGINNING AT 6:00 P.M.**

6:00 p.m.

1. Application #23-075 of Sabiel D. Ventura, 3 Victoria Road, North Babylon, NY. Permission to increase total building area from 30% to 46% (over by 1,149 sq. ft.). All in connection with legally maintaining an existing in-ground pool, patio, hot tub, rear yard deck, and basement entrance. Property located on the east side of Victoria Road, 50' south of Chyam Street, North Babylon, NY.
SCTM#0100-111-2-75
Zoning District: Residence C

6:05 p.m.

2. Application #23-068 of Josephine Lazzara, 14 Sunny Lane, Bay Shore, NY. Permission to diminish rear yard setback from 30' to 26'; with 6" roof overhang. All in connection with legally maintaining a 2nd story sunroom. Property located on the north side of W. 18th Street, 414.16' west of Woods Road, Deer Park, NY.
SCTM#0100-111-1-9
Zoning District: Residence C
Subject Premises: 367 W.18th Street, Deer Park

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6:10 p.m.

3. Application #22-258 of Marco Quijano, 337 Arnold Avenue, West Babylon, NY. Permission to diminish distance to south side yard from 10' to 8.3' (for deck); increase number of front doors from one (1) to two (2). All in connection with legally maintaining an existing rear deck with stairs and two (2) front doors. Property located on the east side of Arnold Avenue, 199.72' south of Puritan Place, West Babylon, NY.
SCTM#0100-209-5-24
Zoning District: Residence A

6:15 p.m.

4. Application #23-074 of Louis Girgenti, 49 Shore Drive South, Copiague, NY. Permission to diminish front yard setback from 40' to 29.4' (for a proposed front portico); increase total building area from 15% to 33.55% (over by 2,142.2 sq. ft.). All in connection with the erection of a proposed front portico and to legally maintain an in-ground swimming pool and paver patio. Property located on the south side of Shore Drive South, 1,839.73' west of Shore Court, Copiague, NY.
SCTM#0100-185-2-44.020
Zoning District: Residence A

6:20 p.m.

5. Application #23-065 of Danny Lee, 1045 N. Greene Avenue, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 22.6'; diminish north side yard from 12' to 9.2'; diminish total side yards from 30' to 15.2'; increase total building area from 20% to 37.4% (over by 1,134.06 sq. ft.); with 1' roof overhang and chimney encroachment; diminish distance to north side yard from 8' to 2.5' (for shed); diminish distance to rear lot line from 8' to 1.5' (for shed); diminish distance to south side yard from 2' to 0.3' (for concrete patio). All in connection with the erection of front and rear dormers, and to legally maintain a shed, a semi-inground pool, a porch, and a patio. Property located on the east side of N. Greene Avenue, 516.04' north of Spiegelhagen Street, Lindenhurst, NY.
SCTM#0100-154-4-29
Zoning District: Residence B

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6:25 p.m.

6. Application #23-069 of Dingle Bay Enterprises Ltd., 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish total lot area from 12,500 sq. ft. to 10,000 sq. ft.; diminish front yard setback from 40' to 32.8'; diminish rear yard setback from 40' to 30.5'; increase total building area from 15% to 19.91% (over by 491 sq. ft.); with 2' roof overhang and stair encroachment. All in connection with the erection of a two (2) story, single-family dwelling with internal garage and front porch. Property located on the east side of N. 23rd Street, 600' south of Lee Avenue, Wheatley Heights, NY.
SCTM#0100-13-2-26
Zoning District: Residence A
Subject Premises: 175 N. 23rd Street, Wheatley Heights

6:30 p.m.

7. Application #23-071 of Autotech Automotive Ltd. d/b/a The Motorcycle Shop (tenant)/Deer Park Technology Center LLC (prop. owner), 261-1 Skidmore's Road, Deer Park, NY. Renewal of a special exception permit to operate a public garage for the sale and repair of motorcycles, and auto sales. All in connection with a portion of an existing building (previously approved for four (4) years; expired March 23, 2021). Property located on the east side of Skidmore's Road, 405.91' north of Bayshore Road, Deer Park, NY.
SCTM#0100-118-2-15
Zoning District: Industry G

6:35 p.m.

8. Application #23-067 of PetSmart Inc. (tenant)/GRI Sunset Plaza LLC (prop. owner), 19601 North 27th Street, Phoenix, AZ. Renewal of a special exception permit to operate a pet shop with animal hospital, kennel, and veterinarian services. All in connection with a portion of an existing building (previously approved for five (5) years, expired November 13, 2022). Property located on the southwest corner of Deer Park Avenue & Woods Road, North Babylon, NY.
SCTM#0100-114-2-77.003
Zoning District: Business Ea
Subject Premises: 1234 Deer Park Avenue, North Babylon

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6:40 p.m.

9. Application #23-059 of PetSmart Inc.(tenant)/GRI Sunset Plaza LLC (prop. owner) 19601 North 27th Street, Phoenix, AZ. Renewal of permission to increase wall sign height from 6' to 7'-2"; increase number of wall signs per elevation from one (1) to five (5). All in connection with legally maintaining existing wall/entrance signs (previous approval expired July 13, 2022). Property located on the southwest corner of Deer Park Avenue & Woods Road, North Babylon, NY.
SCTM#0100-114-2-77.003

6:45 p.m.

10. Application #23-073 of Parand Auto Collision Centers Inc. (tenant)/Sunrise Highway Properties LLC (prop. owner), 91 Harbor Road, St James, NY. Requesting a special exception permit to operate a public garage for auto body repair with two (2) spray booths; diminish front yard setback from 45' to 25.8' on Sunrise Highway; diminish rear yard setback from 50' to 10'; allow outdoor storage of eight (8) vehicles as per site plan. All in connection with the erection of a proposed addition to an existing building for a public garage operating as an auto body repair shop with spray booths. Property located on the south side of West Sunrise Highway between 44th Street & 45th Street, Lindenhurst, NY.
SCTM#0100-206-2-17 & 19.001
Zoning District: Business Eb
Subject Premises: 19-21 Sunrise Highway, Lindenhurst

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
May 15, 2020