

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, JUNE 9, 2022**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #22-077 of Izzet Ceylan, 436 Herzel Boulevard, West Babylon, NY. Permission to increase total building area from 30% to 34.97% (over by 301.5 sq. ft.); increase area of driveway in front yard from 40% to 50% (over by 174 sq. ft.). All in connection with legally maintaining an existing garage conversion. Property located on the north side of Herzel Boulevard, 140' west of 5th Avenue, West Babylon, NY.
SCTM#0100-129-2-58
Zoning District: Residence C Zone

6:05 p.m.

2. Application #22-074 of Jennifer Drago, 74 Hawthorne Avenue, West Babylon, NY. Permission to increase total building area from 15% to 34% (over by 2,280.7 sq. ft.). All in connection with the installation of an in-ground pool and paver patio, and to legally maintain a deck. Property located on the west side of Hawthorne Avenue, 400' south of Midwood Road, West Babylon, NY.
SCTM#0100-212-1-15
Zoning District: Residence A Zone

6:10 p.m.

3. Application #22-076 of Kevin Barry, 10 Salem Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 26.1'; diminish west side yard from 12' to 11.5'; increase total building area from 20% to 25.38% (over by 348 sq. ft.); with 2' roof overhang and stair encroachment; diminish distance to east side yard from 2' to 0.7' (for shed). All in connection with the erection of a 2nd story addition and to legally maintain a shed, an above-ground pool, and concrete paver patio. Property located on the south side of Salem Avenue, 75' west of Burgess Avenue, West Babylon, NY.
SCTM#0100-157-2-30
Zoning District: Residence B Zone

6:15 p.m.

4. Application #21-221 of 641 Wellwood Avenue LLC, 641 N. Wellwood Avenue, Lindenhurst, NY. Requesting permission to increase sign height for a ground sign from 15' to 16'-7"; increase sign area from 12 sq. ft. to 19 sq. ft.; diminish east side setback from 10' to 1'. All in connection with an existing ground sign (previously approved for three (3) years under a different tenancy). Property located on the northwest corner of 49th Street & N. Wellwood Avenue, Lindenhurst, NY.
SCTM#0100-207-1-66
Zoning District: Business E Zone

6:20 p.m.

5. Application #21-212 of BP Products North America, Inc. (tenant)/Anna V. Marino Revocable Trust c/o Leon Petroleum LLC (prop. owner), P. O. Box 6038, Artesia, CA. Permission to increase sign height from 15' to 20.6'; increase area of ID sign from 32 sq. ft. to 36 sq. ft.; increase area of price sign from 12 sq. ft. to 44.4 sq. ft.; increase number of signs per pole from one (1) to two (2); diminish west side setback from 10' to 3'; diminish north side setback from 10' to 1.3'. All in connection with resurfacing an ID and price sign. Property located on the east side of Deer Park Avenue, 127.28' north of Mohawk Avenue, North Babylon, NY.
SCTM#0100-115-1-61.001
Zoning District: Business Ea Zone
Subject Premises: 1235 Deer Park Avenue, North Babylon

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
May 16, 2022