

**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 10, 2021** 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 9, 2021** 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 #21-071 of Shawnee & Frank Jack, 62 Jamaica Avenue, Wyandanch, NY. Permission to diminish distance to front property line from 40' to 34'-9" on S. 27<sup>th</sup> Street. All in connection with the erection of an in-ground pool. Property located on the southeast corner of Jamaica Avenue & S. 27<sup>th</sup> Street, Wyandanch, NY.  
SCTM#0100-55-1-36.003  
Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #21-073 of Anthony Taylor, 1240 7<sup>th</sup> Street, West Babylon, NY. Permission to increase total building area from 20% to 27.1% (over by 427 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the north side of 7<sup>th</sup> Street, 60' west of 13<sup>th</sup> Avenue, West Babylon, NY.  
SCTM#0100-135-1-98.002  
Zoning District: Residence B Zone

**6:10 p.m.**

3. Application #21-069 of Margherita Walkowiak, 1450 9<sup>th</sup> Street, West Babylon, NY. Permission to increase total building area from 20% to 29.3% (over by 933 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the north side of 9<sup>th</sup> Street, 400' west of 15<sup>th</sup> Avenue, West Babylon, NY.  
SCTM#0100-135-2-39  
Zoning District: Residence B Zone

**6:15 p.m.**

4. Application #21-067 of Shawn Fields, 23 Melody Lane, Amityville, NY. Permission to increase total building area from 20% to 27.5% (over by 777 sq. ft.). All in connection with the erection of an in-ground pool and an existing rear porch. Property located on the north side of Melody Lane, 67' east of Autumn Lane, Amityville, NY.  
SCTM#0100-173-1-59  
Zoning District: Residence B Zone

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**6:20 p.m.**

5. Application #21-074 of Everyl McMorris, 82 Conklin Avenue, Wheatley Heights, NY. Permission to increase total building area from 15% to 27.8% (over by 2,058 sq. ft.). All in connection with the erection of an in-ground pool and an existing sports court. Property located on the west side of Conklin Avenue, 586.23' south of Chateau Boulevard, Wheatley Heights, NY.  
SCTM#0100-12-1-19.003  
Zoning District: Residence A Zone

**6:25 p.m.**

6. Application #21-076 of Clinton Park Place LLC, 36 Clinton Place, Deer Park, NY. Permission to diminish front yard setback from 30' to 16.7' on Clinton Place; diminish front yard setback from 30' to 15.7' on Cambridge Street; diminish south side yard from 12' to 5.3' with 2' roof overhang and chimney encroachment. All in connection with the erection of a 2<sup>nd</sup> story addition and two (2) existing porches; (existing shed to be removed). Property located on the southwest corner of Clinton Place & Cambridge Street, Deer Park, NY.  
SCTM#0100-20-3-33  
Zoning District: Residence B Zone

**6:30 p.m.**

7. Application #21-070 of Powerhouse Motorcycles (tenant)/Orange Partners, LLC (prop. owner), 111 Jersey Street, West Babylon, NY. Renewal of a special exception permit to conduct a public garage as a motorcycle repair shop. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the east side of Jersey Street, 200' south of Patton Avenue, West Babylon, NY.  
SCTM#0100-76-2-2.003  
Zoning District: Industry Gb Zone

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**6:35 p.m.**

8. Application #21-068 of Exclusive Motor Cars, 801 Montauk Highway, Copiague, NY. Renewal of a special exception permit to operate a used car lot; outdoor storage and display of used cars as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the northeast corner of Merrick Road & Grant Avenue, Copiague, NY.  
SCTM#0100-193-1-85  
Zoning District: Business E Zone

**6:40 p.m.**

9. Application #21-072 of Drew Cee Enterprises (tenant)/George Maischi (prop. owner), 9 Mahan Street, West Babylon, NY. Renewal of a special exception permit to conduct a public garage for motorcycle repair. All in connection with a portion of an existing building (previously approved for one (1) year). Property located on the east side of Mahan Street, 276.16' north of Edison Avenue, West Babylon, NY.  
SCTM#0100-78-1-12.001  
Zoning District: Industry Gb Zone

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**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  
200 E. Sunrise Highway  
Lindenhurst, NY 11757**

**EMAIL ADDRESS: [ZONINGCOMMENTS@TOWNOF BABYLON.COM](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)**

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

Dated:            Babylon Town Hall  
                      Lindenhurst, New York  
                      May 18, 2021