

**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 11, 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 10, 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.

Application #20-044 of Biolsi Family Trust, 244 Adams Street, Deer Park, NY. Permission to increase total building area from 20% to 21.6% (over by 163 sq. ft.). All in connection with an existing rear deck with stairs. Property located on the south side of Adams Street, 100' east of Argyl Place, Deer Park, NY
SCTM#0100-60-1-4
Zoning District: Residence B Zone

6:10 p.m.

2. Application #20-048 of Nicole Steele, 112 Bunn Avenue, Rocky Mount, NC. Permission to diminish distance to north side yard from 8' to 2.6'. All in connection with an existing accessory building (shed). Property located on the east side of Arizona Road, 150' northwest of Delaware Road, West Babylon, NY.
SCTM#0100-102-3-65
Zoning District: Residence B Zone
Subject Premises: 178 N. Arizona Road, West Babylon

6:20 p.m.

3. Application #20-063 of Michael Krasnicki, 610 10th Street, West Babylon, NY.
Permission to diminish front yard setback from 30' to 20.8' with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch and 1st and 2nd floor additions. Property located on the north side of 10th Street, 100' east of Sixth Avenue, West Babylon, NY.
SCTM#0100-132-1-25
Zoning District: Residence C Zone

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6:30 p. m.

4. Application #20-052 of Capobianco Prop., LLC, 110 Surf Road, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 15.1'; diminish rear yard setback from 30' to 28' with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling with four (4) rear porches. Property located on the north side of W. Lido Promenade, southwest across from Seacrest Avenue, Lindenhurst, NY. SCTM#0100-186-1-119, 120, & 121
Zoning District: Residence A Zone
Subject Premises: 282 W. Lido Promenade, Lindenhurst

6:40 p.m.

5. Application #20-042 of Christopher Gagstetter, 69 Beechwood Street, East Farmingdale, NY. Permission to diminish north side yard from 10' to 9.3'; diminish south side yard from 10' to 8.2'; diminish total side yards from 25' to 17.5' with 2' roof overhang and chimney encroachment. All in connection with the erection of a two (2) story rear addition. Property located on the east side of Beechwood Street, 787.94' north of Melville Road, East Farmingdale, NY. SCTM#0100-30-1-108
Zoning District: Residence C Zone

6:50 p.m.

6. Application #20-041 of 27 Collision, Inc. (tenant)/Rt. 27 Holdings LLC (prop. owner), 835 Sunrise Highway, North Babylon, NY. Renewal of a special exception permit to conduct a public garage as an auto body repair shop. All in connection with an existing building (previously approved for three (3) years). Property located on the northeast corner of Sunrise Highway & Falmouth Road, North Babylon, NY. SCTM#0100-160-1-33
Zoning District: Business Eb 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 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 18, 2020