

**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

**Old Town Hall  
47 W. Main Street  
Babylon, New York 11702**

on **THURSDAY, JUNE 17, 2021**

to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #21-079 of Kathy Sanchez, 265 Florida Avenue, Copiague, NY. Permission to diminish west side yard from 10' to 5' diminish total side yards from 25' to 18'. All in connection with an existing outside cellar entrance. Property located on the north side of Florida Avenue, 190' east of Great Neck Road, Copiague, NY.  
SCTM#0100-196-1-61  
Zoning District: Residence C Zone

**6:05 p.m.**

2. Application #21-080 of Darin Snyder, 389 Nicolls Road, Deer Park, NY. Permission to diminish distance to rear lot line from 8' to 3'; diminish distance to west side yard from 8' to 4.5'. All in connection with an existing accessory building (shed). Property located on the north side of Nicolls Road, 834.4' east of Drake Avenue, Deer Park, NY.  
SCTM#0100-41-2-19  
Zoning District: Residence B Zone

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**6:10 p.m.**

3. Application #21-075 of Jose Nunez, 429 Mazzini Avenue, Copiague, NY.  
Permission to diminish front yard setback from 30' to 23.6' on Great Neck Road with 2' roof overhang and chimney encroachment. All in connection with the erection of a 2<sup>nd</sup> story addition. Property located on the northwest corner of Mazzini Avenue & Great Neck Road, Copiague, NY.  
SCTM#0100-176-2-91.001  
Zoning District: Residence C Zone

**6:15 p.m.**

4. Application #21-078 of Stefan & Erica LaRosa, 23 Worden Place, West Babylon, NY. Permission to diminish front yard setback from 30' to 25.8'; diminish north side yard from 10' to 5.4' with 2' roof overhang encroachment. All in connection with the erection of a 2<sup>nd</sup> story addition. Property located on the east side of Worden Place, 220' south of Muncy Avenue, West Babylon, NY.  
SCTM#0100-215-2-21  
Zoning District: Residence C Zone

**6:20 p.m.**

5. Application #20-173a of Edward Ratuszny, 812 Buffalo Avenue, Lindenhurst, NY.  
Permission to diminish width at front property line from 80' to 65.21'; diminish total lot area from 10,000 sq. ft. to 6,532 sq. ft.; diminish front yard setback from 30' to 14.3' on Buffalo Avenue; diminish front yard setback from 30' to 23.1' on 50<sup>th</sup> Street; diminish rear yard setback from 40' to 10'; increase total building area from 20% to 21.9% (over by 129 sq. ft.) with 2' roof overhang and stair encroachment; area from 250 sq. ft. to 441 sq. ft. (over by 191 sq. ft.); subdivide a parcel of land from 125.21' x 100.17' into 65.21' x 100.17'. All in connection with an existing dwelling and the erection of 1<sup>st</sup> and 2<sup>nd</sup> floor additions, attached garage, and front porch (the existing detached garage is to be removed). Property located on the southwest corner of Buffalo Avenue & 50<sup>th</sup> Street, Lindenhurst, NY.  
SCTM#0100-207-1-p/o 62 (Lot #1)  
Zoning District: Residence B Zone

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**6:25 p.m.**

6. Application #20-173b of Edward Ratuszny, 812 Buffalo Avenue, Lindenhurst, NY. Permission to diminish width at front property line from 80' to 60'; diminish total lot area from 10,000 sq. ft. to 6,000 sq. ft.; subdivide a parcel of land from 125.21' x 100.17' into 60' x 100.17'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the south side of 50<sup>th</sup> Street, 65.21' west of Buffalo Avenue, Lindenhurst, NY SCTM#0100-207-1-p/o 62 (Lot #2)  
Zoning District: Residence B Zone

**6:30 p.m.**

7. Application #21-077 of McDonald's (tenant)/McDonald's Corp. (prop. owner), 900 Broadway, Amityville, NY. Permission to increase the number of ground signs from one (1) sign to four (4) signs. All in connection with the erection of three (3) drive-thru menu board signs. Property located on the west side of Broadway, 107.55' west of Ritter Avenue, Amityville, NY.  
SCTM#0100-163-1-28.001  
Zoning District: Residence B Zone/Business E Zone

**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 24, 2021