

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 23, 2022
BEGINNING AT 6:00 P.M.**

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

6:00 p.m.

1. Application #22-080 of Thomas Milani, 630 10th Street, West Babylon, NY. Permission to diminish distance to rear yard setback from 6' to 4.5' (for shed); diminish distance to west side yard from 6' to 3.3 (for shed). All in connection with legally maintaining an existing shed. Property located on the north side of 10th Street, 100' west of 7th Avenue, West Babylon, NY.

SCTM#0100-132-1-23

Zoning District: Residence C Zone

6:05 p.m.

2. Application #22-081 of Perfirio Genao, 115 Columbo Avenue, Copiague, NY. Permission to diminish rear yard setback from 30' to 29' (for awning). All in connection with legally maintaining two (2) existing awnings. Property located on the west side of Columbo Avenue, 125' north of Campagnoli Avenue, Copiague, NY.

SCTM#0100-177-2-104.001

Zoning District: Residence C Zone

6:10 p.m.

3. Application #22-082 of Andres G. Reyes, 312 43rd Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 26' (for portico); increase total rear yard building area from 45% to 53.47% (over by 282 sq. ft.) (for accessory structures). All in connection with legally maintaining an existing front dormer and portico, rear yard gazebo, and brick oven BBQ with outdoor wet bar. Property located on the north side of 43rd Street, 100.17' west of Catskill Avenue, Lindenhurst, NY.

SCTM#0100-205-4-87

Zoning District: Residence C Zone

6:15 p.m.

4. Application #22-083 of Joann McGuinness, 2 Hinton Avenue, Babylon, NY. Permission to diminish west side yard from 10' to 0.6' (for awning over paver patio); diminish total side yards from 25' to 11.7'; diminish distance to rear yard from 6' to 3.3' (for shed and platform); diminish distance to east side yard from 6' to 3.5' (for shed and platform). All in connection with legally maintaining an existing roofed-over patio and shed with platform. Property located on the south side of Hinton Avenue, 75' east of Pond Place, Babylon, NY.
SCTM#0100-161-3-36
Zoning District: Residence C Zone

6:20 p.m.

5. Application #22-084 of Gary Vilim, 640 Empire Avenue, West Babylon, NY. Permission to increase total building area from 20% to 37.24% (over by 1,724.5 sq. ft.). All in connection with the installation of an in-ground pool and paver patio. Property located on the west side of Empire Avenue, 500' north of Barnum Street, West Babylon, NY.
SCTM#0100-104-3-97
Zoning District: Residence B Zone

6:25 p.m.

6. Application #22-078 of Cheryl Brown, 17 Milleridge Drive, Deer Park, NY. Permission to increase total building area from 20% to 26.9% (over by 692.8 sq. ft.); diminish distance from front property line from 40' to 6' on Hendel Circle (for in-ground pool). All in connection with the installation of an in-ground pool and paver patio, and to legally maintain an existing paver patio. Property located on the southwest corner of Milleridge Drive & Hendel Circle, Deer Park, NY.
SCTM#0100-18-1-55
Zoning District: Residence B Zone

6:30 p.m.

7. Application #22-079 of Robert E. Verneuille, 40 Arnold Avenue, West Babylon, NY. Permission to diminish west side yard from 12' to 5' (for 2nd floor addition); diminish total side yards from 30' to 19'; increase total building area from 20% to 20.5% (over by 82.3 sq. ft.). All in connection with the erection of 1st and 2nd story additions. Property located on the south side of Arnold Avenue, 330.91' east of Great East Neck Road, West Babylon, NY.
SCTM#0100-216-4-17
Zoning District: Residence B Zone

6:35 p.m.

8. Application #22-075 of Shawn Lutgens, 607 Buffalo Avenue, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 21' on Buffalo Avenue (for porch); diminish front yard setback on 45th Street from 30' to 7.7' (for one (1) story addition); diminish north side yard from 10' to 5.4' (for two (2) story addition); increase total building area from 30% to 42.33% (over by 927.57 sq. ft.). All in connection with the erection of a two (2) story addition with front porch and rear stoop, and to legally maintain an existing one (1) story addition. Property located on the northeast corner of Buffalo Avenue & 45th Street, Lindenhurst, NY.
SCTM#0100-206-1-38
Zoning District: Residence C Zone

6:40 p.m.

9. Application #22-086 of Jennifer Colonna, 112 7th Street, Lindenhurst, NY. Permission to increase total building area from 20% to 47.62% (over by 2, 201.1 sq. ft.); increase total rear yard building area from 45% to 68.03% (over by 554 sq. ft.) (for accessory structures); diminish distance to west side yard from 8' to 2.4' (for shed #1); diminish distance to west side yard from 8' to 2.3' (for shed #2); diminish distance to east side yard from 2' to 1' (for shed #3); diminish distance to west side yard from 2' to 0' (for deck); diminish distance to rear yard from 2' to 0.7' (for deck). All in connection with the installation of an in-ground swimming pool and to legally maintain three (3) sheds, existing wood decks, existing aluminum overhead awning and an existing one (1) story addition to dwelling. Property located on the north side of 7th Street, 100' east of 1st Avenue, Lindenhurst, NY.
SCTM#0100-129-3-40
Zoning District: Residence B Zone

6:45 p.m.

10. Application #21-223 of L. P. S. Real Estate LLC, 75 Broadhollow Road, Farmingdale, NY. Permission to increase number of wall signs from one (1) sign to six (6) signs on the north elevation; increase sign height from 6' to 8' (for monument sign); increase total number of wall signs from four (4) signs to eight (8) signs. All in connection with the installation and rebrand of signs. Property located on the east side of Broadhollow Road, 649' north of Great Neck Road, Farmingdale, NY.
SCTM#0100-95-2-12.009
Zoning District: Industry G 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 31, 2022