

**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

**TOWN BOARD ROOM**  
**(Located in the East Wing)**  
**at Babylon Town Hall,**  
**200 East Sunrise Highway,**  
**Lindenhurst, New York**

on **THURSDAY, JULY 13, 2023**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #23-091 of Gary & Andrea Holmgen, 1 Anita Court, West Babylon, NY. Permission to increase total building area from 15% to 16.9% (over by 251.96 sq. ft.). All in connection with the erection of an in-ground swimming pool. Property located on the west side of Anita Court, 120' north of Tooker Avenue, West Babylon, NY.  
SCTM#0100-139-1-69.003  
Zoning District: Residence A

**6:05 p.m.**

2. Application #23-092 of Linda Morales & Casey Filippone, 153 Greenwood Drive, North Babylon, NY. Permission to diminish west side yard from 12' to 4.3' (for existing cellar entrance); diminish total side yards from 30' to 11'. All in connection with legally maintaining an existing cellar entrance. Property located on the north side of Greenwood Drive, 1,007' east of Parliament Place, North Babylon.  
SCTM#0100-120-1-46  
Zoning District: Residence B

**6:10 p.m.**

3. Application #23-088 of Dixon Gas Corp. (tenant)/Centereach Land Corp. (prop. owner), 1249 Montauk Highway, Oakdale, NY. Permission to increase height of monument sign from 6' to 8'; increase area of price sign from 12 sq. ft. to 28.8 sq. ft.; diminish distance to street line from 10' to 3.5". All in connection with the erection of a monument price ID sign. Property located on the northeast corner of Dixon Avenue & Bayview Avenue, Copiague, NY.  
SCTM#0100-168-3-13  
Zoning District: Industry G  
Subject Premises: 198 Dixon Avenue, Copiague

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**6:15 p.m.**

4. Application #23-095 of Dany Collado (tenant)/Yong Fang, LLC (prop. owner), 192 Old Westbury Road, Old Westbury, NY. Permission to diminish off-street parking from 43 spaces required to 41 spaces provided. All in connection with interior alternations to a portion of an existing building for a proposed restaurant. Property located on the southwest corner of Grand Boulevard & Brandywine Drive, Deer Park, NY.  
SCTM#0100-67-1-10.024  
Zoning District: Industry G  
Subject Premises: 796 Grand Boulevard, Deer Park

**6:20 p.m.**

5. Application #23-077 of Reiners Auto Sales (tenant)/James Gentile (prop. owner), 7 Hollow Court, Calverton, NY. Requesting a special exception permit to operate a used car lot; to allow outdoor storage and display of cars as per site plan. All in connection with an existing building (previously approved for three (3) years, expired February 2, 2020). Property located on the east side of Route 109, 224.89' north of 3<sup>rd</sup> Street, West Babylon, NY.  
SCTM#0100-133-2-28  
Zoning District: Business E  
Subject Premises: 639 Route 109, West Babylon

**6:25 p.m.**

6. Application #23-089 of Ruggiero Properties LLC, 859 Sunrise Highway, West Babylon, NY. Requesting a special exception permit for used car sales; to allow outdoor storage of vehicles as per site plan. All in connection with an existing building (previously approved for one (1) year, expired April 20, 2018). Property located on the northeast corner of Sunrise Highway & Harvard Road, West Babylon, NY.  
SCTM#0100-160-1-48.001, 47, & 46  
Zoning District: Business Eb

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**6:30 p.m.**

7. Application #23-090 of Rockwell Industries International Corp. (tenant)/Aero Engine Associates LLC (prop. owner), 6000 New Horizons Boulevard, Amityville, NY. Permission to diminish rear yard setback from 30' to 25.4'; diminish off-street parking from 73 parking spaces required to 47 parking spaces provided; increase total impervious area (building plus paved area) from 70% to 72.5% (over by 2,259 sq. ft.); diminish total landscaped area from 30% to 27.5% (under by 2,258.4 sq. ft.); diminish landscape buffer in rear yard from 10' to 5.4'. All in connection with a proposed one (1) story warehouse addition to an existing building. Property located on the east side of New Horizons Boulevard, 382.13' north of New Highway, Amityville, NY.  
SCTM#0100-126.01-1-4.045  
Zoning District: Planned Industrial Park

**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, TO BE FOLLOWED BY ADJOURNED CASES.**

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

Dated: Babylon Town Hall  
Lindenhurst, New York  
June 20, 2023