

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, JULY 14, 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 #22-097 of Ducarmel Pierre, 196 Ridge Road, Wheatley Heights, NY. Permission to increase total building area from 15% to 43.48% (over by 3,554.25 sq. ft.); increase total building area of the rear yard from 30% to 53.19 % (over by 1,108 sq. ft.) (for pergola and patios); diminish distance to east side yard from 2' to .4' (for patio); diminish distance to west side yard from 2' to .7' (for patio). All in connection with legally maintaining an existing roofed over front porch, a pergola, and patio areas. Property located on the south side of Ridge Road, 238.46' west of Circle Drive, Wheatley Heights, NY.
SCTM#0100-10-4-17
Zoning District: Residence A

6:05 p.m.

2. Application #22-100 of Linda Johnson (a/k/a Linda DeCarlo), 69 Carlls Path, Deer Park, NY. Permission to increase total building area from 30% to 44% (over by 676.5 sq. ft.). All in connection with the installation of an in-ground swimming pool with paver patio and alterations to existing deck. Property located on the east side of Carlls Path, 55' north of Beech Street, North Babylon, NY.
SCTM#0100-112-3-15
Zoning District: Residence C

6:10 p.m.

3. Application #22-101 of Marcel Jones, 348 Lake Avenue, Deer Park, NY. Permission to diminish front yard setback from 30' to 19' on Lake Avenue; diminish rear yard setback from 30' to 13.1'; with 2' roof overhang and stair encroachment. All in connection with the erection of a 2nd story addition, 2nd floor deck (no stairs), and front porch. Property located on the southwest corner of Lake Avenue & West 14th Street, Deer Park, NY.
SCTM#0100-62-1-47
Zoning District: Residence C

6:15 p.m.

4. Application #22-091 of Hanife Aydin, 703 Outlook Avenue, West Babylon, NY. Permission to diminish east side yard from 10' to 8'; diminish total side yards from 25' to 20.5'; increase driveway area in front yard from 40% to 53% (over by 174.2 sq. ft.). All in connection with the installation of an outside cellar entrance. Property located on the north side of Outlook Avenue, 150' east of Lenox Road, West Babylon, NY.
SCTM#0100-141-5-60.001
Zoning District: Residence C

6:20 p.m.

5. Application #22-033 of William Renteria, 51 Sword Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 26.1'; increase total building area from 20% to 43.48% (over by 2,348.26 sq. ft.); with 2' roof overhang and stair encroachment; diminish distance to west side yard from 8' to 2' (for roofed over patio); increase the total building area of the rear yard from 45% to 64.1% (over by 822 sq. ft.); diminish distance to east side yard from 2' to 1.7' (for shed); diminish distance to east side yard from 2' to 0' (for slab); diminish distance to rear yard setback from 2' to 0' (for pool patio pavers); diminish distance to rear yard setback from 2' to 0' (for slab). All in connection with the erection of a 2nd story side addition and front porch, and to legally maintain a roofed over patio, shed on oversized concrete slab, and swimming pool with patio pavers. Property located on the north side of Sword Street, 600' east of Westchester Avenue, West Babylon, NY.
SCTM#0100-105-1-68
Zoning District: Residence B

6:25 p.m.

6. Application #22-102 of La-Z-Boy, 1 La-Z-Boy Drive, Monroe, MI. Permission to increase number of signs per wall from one (1) to two (2) on northeast elevation; increase number of wall signs per parcel from four (4) to five (5). All in connection with a wall sign. Property located on the southwest corner of Broadhollow Road & Price Parkway, Farmingdale, NY.
SCTM#0100-34-1-1
Zoning District: Industry Ga
Subject Premises: 1644 Broadhollow Road, Farmingdale

6:30 p.m.

7. Application #22-094 of R. Collision Care Inc., c/o Anthony Fortunato (tenant)/Deer Park Technology LLC (prop. owner), 271-8 Skidmore Road, Deer Park, NY. Requesting renewal of a special exception permit to operate a public garage as an auto body repair shop; allow outdoor storage of vehicles as per site plan. All in connection with an existing building (previously approved for three (3) years, expired 9/14/2020)). Property located on the east side of Skidmore Road, 405.9' north of Bayshore Road, Deer Park, NY.
SCTM#0100-118-2-14
Zoning District: Industry G

6:35 p.m.

8. Application #22-014 of RPM Raceway d/b/a Pole Position Raceway (tenant)/40 Daniel Street LLC (prop. owner), 40 Daniel Street, Farmingdale, NY. Requesting renewal of a special exception permit to operate a place of amusement for go-kart racing and miniature bowling; diminish off-street parking from 534 parking spaces required to 416 parking spaces requested. All in connection with a portion of an existing building (previously approved for three (3) years, expired 1/5/2020). Property located on the south side of Daniel Street, 478.91' west of Broadhollow Road, Farmingdale, NY.
SCTM#0100-32-1-15.002
Zoning District: Industry G

6:40 p.m.

9. Application #22-095 of Roll Rite Towing (tenant)/Big Dog Properties LLC (prop. owner), 639 Sunrise Highway, West Babylon, NY. Requesting renewal of a special exception permit to operate a public garage for auto and truck repair; diminish off-street parking from 13 spaces to 10 spaces; allow outdoor storage of cars and trucks as per site plan. All in connection with an existing building (previously approved for six (6) months). Property located on the northwest corner of Sunrise Highway & Laramie Road, West Babylon, NY.
SCTM#0100-158-2-77.001, 60 & 78
Zoning District: Business Eb

6:45 p.m.

10. Application #22-103 of 57 Sunrise Highway LLC, c/o Larissa Formitcheva, 57 Sunrise Highway, Lindenhurst, NY. Requesting permission to diminish off street parking from 24 spaces to 21 spaces. All in connection with an existing building. Property located on the north side of Sunrise Highway, 29.08' east of 43rd Street, Lindenhurst, NY.
SCTM#0100-205-4-79.002 & 0100-205-4-80
Zoning District: Business Eb

6:50 p.m.

11. Application #22-099 of Long Island MMA Center (tenant)/669 Sunrise Highway LLC (prop. owner), 669 Sunrise Highway, West Babylon, NY. Requesting a special exception permit for public assembly use as an MMA gym; diminish off-street parking from 109 parking spaces to 17 parking spaces. All in connection with an existing building. Property located on the northeast corner of Sunrise Highway & Lenox Road, West Babylon, NY.

SCTM#0100-158-2-68, 69 & 70

Zoning District: Business E

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
June 20, 2022