

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 21, 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 #22-106 of Dina Santamaria, 46 Whitman Avenue, North Babylon, NY. Permission to diminish front yard setback from 30' to 0' (for gazebo); increase total building area from 30% to 33.1% (over by 418 sq. ft.). All in connection with an (existing) in-ground swimming pool (Permit #2201121) and to legally maintain existing pool patio pavers and gazebo. Property located on the north side of Whitman Avenue, 2.29' east of Rutledge Road, North Babylon, NY.
SCTM#0100-151-3-13 & 14
Zoning District: Residence C

6:05 p.m.

2. Application #22-109 of Laborde Dodard, 108 New York Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 24.9' (for portico); increase total building area from 20% to 65.72% (over by 4,572 sq. ft.); diminish distance to north side yard from 8' to 0.7' (for metal pergola); diminish distance to rear yard setback from 8' to 1.9' (for metal pergola); diminish distance to south side yard from 8' to 2.1' (for shed); increase total building area of the rear yard from 45% to 95.24% (over by 1,714 sq. ft.) (for patio); diminish distance to rear yard from 2' to 1.6' (for wood pergola); diminish distance to north side yard from 2' to 0.0' (for patio); diminish distance to rear yard from 2' to 0.0' (for patio). All in connection with the erection of a 2nd story addition, and to legally maintain a metal pergola, a wood pergola with hot tub, a frame shed, and a block patio. Property located on the west side of New York Avenue, 100' north of Barnum Street, West Babylon, NY.
SCTM#0100-107-2-13
Zoning District: Residence B

6:10 p.m.

3. Application #22-105 of Prakash & Meeta Shukla, 57 Jefferson Avenue, Deer Park, NY. Permission to diminish front yard setback on Oak Street from 30' to 27.9' (for 2nd story deck and stairs); diminish rear yard setback from 40' to 5.9' (for rear dormer); diminish rear yard setback from 40' to .56' (for existing rear deck); with 2' roof overhang and stair encroachment. All in connection with the erection of a 2nd story rear dormer, a proposed 2nd story deck with stairs, and to legally maintain an existing rear deck. Property located on the southeast corner of Jefferson Avenue & Oak Street, Deer Park, NY.
SCTM#0100-21-1-82
Zoning District: Residence B

6:15 p.m.

4. Application #22-104 of Dingle Bay Enterprises Ltd. (applicant)/Daughn Nelson (prop. owner). 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish total lot area from 7,500 sq. ft. to 5,000 sq. ft.; diminish total side yards from 25' to 20'; diminish rear yard setback from 30' to 27'8"; with stair encroachment. All in connection with the erection of a two (2) story dwelling. Property located on the south side of Jamaica Avenue, 50' east of S. 24th Street, Wyandanch, NY.
SCTM#0100-55-2-2
Zoning District: Residence C
Subject Premises: 40 Jamaica Avenue, Wyandanch

6:20 p.m.

5. Application #22-098 of Budget Estates, Inc., 2137 Deer Park Avenue, Deer Park, NY. Permission to diminish width at front property line from 80' to 50'; diminish total lot area from 10,000 sq. ft. to 5,000 sq. ft.; diminish north side yard from 12' to 10'; diminish south side yard from 12' to 10'; diminish total side yards from 30' to 20'; with front and rear stair encroachments. All in connection with the erection of a two (2) story dwelling. Property located on the west side of North 25th Street, 550' south of Washington Avenue, Wheatley Heights, NY.
SCTM#0100-39-3-62
Zoning District: Residence B
Subject Premises: 138 N. 25th Street, Wheatley Heights

6:25 p.m.

6. Application #22-108 of Caliber Bodyworks of New York LLC d/b/a Caliber Collision Centers (tenant)/Amodei Properties Babylon LLC (prop. owner), 2941 Lake Vista Drive, Lewisville, TX. Requesting renewal of a special exception permit to operate a public garage as an auto body repair shop (previously approved for three (3) years, expired 12/8/19). All in connection with an existing building. Property located on the northwest corner of Wyandanch Avenue & Governor Avenue, West Babylon, NY.
SCTM#0100-82-3-31.003
Zoning District: Industry Ga
Subject Premises: 378-399 Wyandanch Avenue, West Babylon

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 27, 2022