

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 28, 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 #22-111 of Kathleen Guerra, 56 Dollard Dive, North Babylon, NY. Permission to diminish total side yards from 25' to 19.1'; diminish rear yard setback from 30' to 25.33' (for rear addition with roof over stoop); with stair encroachment and 1' roof overhang. All in connection with the erection of a rear addition. Property located on the south side of Dollard Drive, 1,036.60' east of Woods Road, North Babylon, NY.  
SCTM#0100-111-4-7  
Zoning District: Residence C

**6:05 p.m.**

2. Application #22-113 of Scott McIntosh, 94 Muncie Road, West Babylon, NY. Permission to diminish width at front property line from 80' to 76.16'; increase total building area from 20% to 22.32% (over by 231.3 sq. ft.). All in connection with the erection of a two (2) story dwelling. Property located on the north side of Kirby Lane, 75.16' east of Muncie Road, West Babylon, NY.  
SCTM#0100-225-2-6.003  
Zoning District: Residence B  
Subject Premises: 691 Kirby Lane, West Babylon

**6:10 p.m.**

3. Application #22-110 of Jessica Baque, 264 15<sup>th</sup> Street, West Babylon, NY. Permission to increase total building area from 20% to 50% (over by 2,249 sq. ft.) (for pool and patio pavers); increase total building area of the rear yard from 45% to 81.97% (over by 1,032 sq. ft.); diminish distance to rear yard setback from 2' to 0.6" (for patio pavers); diminish distance to west side yard from 2' to 0.6" (for patio pavers). All in connection with the installation of a proposed in-ground pool and paver patio. Property located on the south side of 15<sup>th</sup> Street, 100' east of 11<sup>th</sup> Avenue, West Babylon, NY.  
SCTM#0100-136-1-74  
Zoning District: Residence B

**6:15 p.m.**

4. Application #22-112 of LG Lindenhurst Associates, LLC (applicant)/LJC Wellwood Corporation (prop. owner), 720 E. Palisade Avenue, Englewood Cliffs, NJ. Permission to diminish off-street parking from 697 parking spaces to 501 parking spaces. All in connection with a portion of an existing building for medical use. Property located on the southeast corner of Wellwood Avenue & Spiegelhagen Avenue, North Lindenhurst, NY.  
SCTM#0100-207-3-3.005, 3.006, 3.007 & 46.001  
Zoning District: Business E  
Subject Premises: 600 N. Wellwood Avenue, Lindenhurst

**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  
                  July 5, 2022