

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, AUGUST 3, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-093 of Lorna Martin, 14 Fulton Street, West Babylon, NY. Permission to diminish distance to east side lot line from 8' to 2.5' (for existing shed). All in connection with legally maintaining an existing shed. Property located on the south side of Fulton Street, 675' west of Troy Avenue, West Babylon, NY.
SCTM#0100-81-2-38
Zoning District: Residence B

6:05 p.m.

2. Application #23-110 of Steevenson Mondelus & Islande Boubert, 190 Suburban Avenue, Deer Park, NY. Permission to increase total building area from 20% to 26.1% (over by 612 sq. ft.). All in connection with legally maintaining an existing in-ground pool and pavers. Property located on the south side of Suburban Avenue, 120.81' west of Skidmore Road, Deer Park, NY.
SCTM#0100-92-2-36
Zoning District: Residence B

6:10 p.m.

3. Application #23-109 of Matthew & Diana Dunn, 790 Bermuda Road, West Babylon, NY. Permission to diminish east side yard from 10' to 2.22' (for roofed over patio); diminish rear yard setback from 30' to 28.79' (for roofed over patio); increase total building area from 30% to 45.5% (over by 1,237 sq. ft.); increase total building area of the rear yard for accessory buildings/structures from 45% to 71.4% (over by 904.66 sq. ft.); increase total allowable driveway area of the front yard from 40% to 59.7% (over by 1,482.1 sq. ft.). All in connection with legally maintaining an existing driveway, a roofed over patio, a masonry patio, and two (2) sheds. Property located on the south side of Bermuda Road, 175' east of Avenue C, West Babylon, NY.
SCTM#0100-214-1-180
Zoning District: Residence C

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6:15 p.m.

4. Application #23-113 of Abigail Moserwitz (nee Abigail C. Mason), 4 Bunker Court, Wheatley Heights, NY. Permission to increase total building area from 15% to 37% (over by 2,832.28 sq. ft.); increase building area of the rear yard for accessory structures/buildings from 30% to 68.56% (over by 1,703.08 sq. ft.); diminish distance to rear lot line from 10' to 0.7' (for shed #1); diminish distance to west side lot line from 10' to 2.4' (for cottage); diminish distance to rear lot line from 10' to 1.5' (for cottage); diminish distance to west side lot line from 2' to 0.8' (for pool equipment shed); diminish distance to east lot line from 10' to 9.3' (for accessory building); diminish distance to rear lot line from 10' to 9.6' (for accessory building); increase number of sheds per lot from two (2) to four (4). All in connection with legally maintaining four (4) existing sheds, a cottage, an accessory building, a roofed over patio, and a brick patio. Property located on the south side of Bunker Court, 88' east of Cornell Drive, Wheatley Heights, NY.
SCTM#0100-15-5-10
Zoning District: Residence A

6:20 p.m.

5. Application #23-116 of Hensley Murray & Paul Murray, 225 Gleeland Street, Deer Park, NY. Permission to increase total building area from 20% to 36.10% (over by 1,893.79 sq. ft.); diminish distance to west side lot line from 8' to 2.6' (for existing shed). All in connection with the installation of a proposed inground pool and paver patio, and to legally maintain an existing shed. Property located on the south side of Gleeland Street, 340' west of Collins Avenue, Deer Park, NY.
SCTM#0100-18-1-27
Zoning District: Residence B

6:25 p.m.

6. Application #23-111 of Lana Callanan, 253 Farmers Avenue, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 22.7'; diminish west side yard from 12' to 6'; diminish east side yard from 12' to 10.41'; diminish total side yards from 30' to 16.41'; with 2' roof overhang. All in connection with the erection of two (2) proposed second floor additions. Property located on the north side of Farmers Avenue, 1,126.16' west of Babylon-Farmingdale Road (Route 109), Lindenhurst, NY.
SCTM#0100-155-1-78
Zoning District: Residence B

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6:30 p.m.

7. Application #23-115 of Jose Hernandez & Sarah Holowecki, 105 Woodrow Parkway, West Babylon, NY. Permission to diminish front yard setback from 40' to 18'-7" on Beverly Road (for existing attached shed); diminish front yard setback from 40' to 17'-9" on Hawthorne Avenue (for existing attached shed); increase total building area from 30% to 33.9% (over by 392 sq. ft.); diminish distance to front street line from 50' to 3" on Hawthorne Avenue (for existing shed #2); diminish distance to front property line from 50' to 8'-6" on Beverly Road (for existing shed #2); diminish distance to front lot street line from 2' to 1'-4" on Woodrow Parkway (for brick patio); diminish distance to front street line from 50' to 15'-7" on Woodrow Parkway (for proposed pool); diminish distance to front street line from 50' to 13'-5" on Hawthorne Avenue (for proposed pool). All in connection with the installation of an in-ground pool and patio, and to legally maintain an existing patio and two (2) sheds. Property located on the northeast corner of Woodrow Parkway & Beverly Road, West Babylon, NY.
SCTM#0100-212-1-21
Zoning District: Residence A

6:35 p.m.

8. Application #23-114 of East Neck Auto Service, Inc. (tenant)/89 Farmingdale Road Corp. (prop. owner), 89 Route 109, West Babylon, NY. Renewal of special exception permit to conduct a public garage as an auto repair shop and for the sale of motorcycles. All in connection with an existing building (previously approved for five (5) years). Property located on the east side of Route 109, 586.59' south of Platt Avenue, West Babylon, NY.
SCTM#0100-213-2-15
Zoning District: Business E

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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
 July 10, 2023