

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, AUGUST 11, 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 #22-116 of Muzammel Masoud, 126 Veronica Lane, North Babylon, NY. Permission to diminish distance to west side yard from 6' to 1'. All in connection with legally maintaining an existing side yard deck. Property located on the south side of Veronica Lane, 204' west of Pace Drive, North Babylon, NY.  
SCTM#0100-153-3-34  
Zoning District: Residence C

**6:05 p.m.**

2. Application #22-115 of Frank Riess, 31 Ridge Road, Wheatley Heights, NY. Permission to diminish rear yard setback from 40' to 36.1' (for rear deck); diminish distance to north side yard from 2' to 0.9' (for shed). All in connection with legally maintaining an existing 2<sup>nd</sup> story rear deck and an existing vinyl shed. Property located on the east side of Ridge Road, 686' north of Cardinal Court, Wheatley Heights, NY.  
SCTM#0100-9-1-33  
Zoning District: Residence A

**6:10 p.m.**

3. Application #22-121 of Yhery Vaca, 29 15<sup>th</sup> Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 23'-7" (for front porch); diminish east side yard from 10' to 3' (for roofed over patio); increase total building area from 30% to 45.5% (over by 1,552 sq. ft.); with 2' roof overhang and stair encroachment; diminish distance to rear lot line from 6' to 4' -2" (for gazebo); diminish distance to rear lot line from 6" to 2'-3" (for shed); diminish distance to rear lot line from 10' to 0' (for pavers); diminish distance to east side yard from 10' to 0' (for pavers). All in connection with legally maintaining a front porch, a rear roofed over patio, a gazebo with brick BBQ, and a shed. Property located on the north side of 15<sup>th</sup> Street, 300' east of 15<sup>th</sup> Avenue, West Babylon, NY.

SCTM#0100-137-1-16

Zoning District: Residence C

**6:15 p.m.**

4. Application #22-114 of Susan Walsh, 68 Walnut Avenue East, East Farmingdale, NY. Permission to diminish front yard setback from 30' to 20.1' (for proposed egress window well); diminish north side yard from 10' to 6.2'; diminish south side yard from 10' to 6.8'; diminish total side yards from 25' to 13'. All in connection with the erection of a 2<sup>nd</sup> story addition and front yard egress window well, and to legally maintain an existing finished basement with outside cellar entrance, a screen room conversion to a bedroom, and an above-ground pool.

Property located on the west side of Walnut Avenue East, 325.60' north of Secatogue Avenue, East Farmingdale, NY.

SCTM#0100-47-1-81

Zoning District: Residence C

**6:20 p.m.**

5. Application #22-117 of 980-1 Enterprises LLC, 11 Pine Hill Drive, Dix Hills, NY. Permission to allow parking in a Residence C zone (use variance); diminish off-street parking from 43 parking spaces to 11 parking spaces. All in connection with an existing building. Property located on the southeast corner of Little East Neck Road & 6<sup>th</sup> Street, West Babylon, NY.

SCTM#0100-138-1-92.001

Zoning District: Business E/Residence C

Subject Premises: 980 Little East Neck Road, West Babylon

**6:25 p.m.**

6. Application #22-072 of Central Irrigation Supply, Inc. (tenant)/20 Marconi Blvd. Realty LLC (prop. owner), 8 Williams Street, Elmsford, NY. Requesting renewal of permission for outdoor storage in the side yard as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the south side of Marconi Boulevard, 1,397' west of Great Neck Road, Copiague, NY.  
SCTM#0100-177-3-68  
Zoning District: Industry G  
Subject Premises: 20 Marconi Boulevard, Copiague

**6:30 p.m.**

7. Application #22-122 of Lalmir Sultanzada, 218-14 Jamaica Avenue, Queens Village, NY. Permission to diminish off-street parking from ten (10) parking spaces to nine (9) parking spaces. All in connection with the erection of a Popeye's drive-thru takeout restaurant. Property located on the northwest corner of NYS Route 110 (Broadway) & Lindy Avenue, North Amityville, NY.  
SCTM#0100-164-1-6  
Zoning District: Business E  
Subject Premises: 756 Broadway, Amityville

**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 18, 2022