

**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

**Old Town Hall
47 W. Main Street
Babylon, New York 11702**

on **THURSDAY, AUGUST 12, 2021**

to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #21-108 of Dwaylon Hutson, 136 N. 19th Street, Wheatley Heights, NY. Permission to increase total building area from 15% to 40.3% (over by 1,264 sq. ft.); diminish distance to rear lot line from 2' to 0'; diminish distance to north side yard from 2' to 1'; increase driveway in front yard from 40% to 51.5% (over by 191 sq. ft.). All in connection with an existing shed, ground-level patio, and front driveway. Property located on the west side of N. 19th Street, 525' south of Lee Avenue, Wheatley Heights, NY.
SCTM#0100-13-3-72
Zoning District: Residence A Zone

6:05 p.m.

2. Application #21-114 of Philip Bianco, 1282 Jackson Avenue, Lindenhurst, NY. Permission to diminish total side yards from 25' to 19.6'. All in connection with the erection of a 2nd story side deck (no stairs). Property located on the south side of Jackson Avenue, 115.83' east of Copiague Road, Lindenhurst, NY.
SCTM#0100-204-1-31
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-112 of William Walters, 20 W. Pershing Avenue, Babylon, NY. Permission to diminish east side yard from 12' to 8.3'; diminish west side yard from 12' to 7.5'; diminish total side yards from 30' to 15.8' with 2' roof overhang encroachment. All in connection with the erection of a 2nd story addition with roof deck. Property located on the south side of W. Pershing Avenue, 220' west of South Bay Drive, Babylon, NY.
SCTM#0100-231-3-10
Zoning District: Residence B Zone

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6:15 p.m.

4. Application #21-110 of Nicole Mayer, 1015 N. Greene Avenue, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 21'4"; diminish south side yard from 12' to 8'; diminish north side yard from 12' to 7'10"; diminish total side yards from 30' to 15'10" with 2' roof overhang and stair encroachment. All in connection with the erection of a 2nd story addition and a front porch. Property located on the east side of N. Greene Avenue, 141.84' north of Spiegelhagen Avenue, Lindenhurst, NY.

SCTM#0100-154-4-35

Zoning District: Residence B Zone

6:20 p.m.

5. Application #21-111 of Joseph Albrecht, 523 Empire Avenue, West Babylon, NY. Permission to increase total building area from 20% to 25% (over by 507 sq. ft.); increase area for accessory building from 500 sq. ft. to 800 sq. ft. (over by 300 sq. ft.); increase garage door height from 7' to 8'; allow metal exterior for garage, while dwelling's exterior is siding; increase number of bays from two (2) at 500 sq. ft. to three (3) at 740 sq. ft. All in connection with the erection of a two-car detached garage with porch, and existing multi-level decks. Property located on the east side of Empire Avenue, 288.01' north of Baur Street, West Babylon, NY.

SCTM#0100-142-1-9

Zoning District: Residence B Zone

6:25 p.m.

6. Application #21-113 of Huron Tool & Cutter Grinding Co., Inc. (tenant)/485 Smith Street LLC (prop. owner), 2045 Wellwood Avenue, Farmingdale, NY. Permission to diminish off-street parking from 110 parking spaces to 65 parking spaces. All in connection with an existing building. Property located on the north side of Smith Street, 1,121' west of Wellwood Avenue, Farmingdale, NY.

SCTM#0100-6-1-17

Zoning District: Industry G & Ga Zones

Subject Premises: 485 Smith Street, Farmingdale

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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, 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 19, 2021