

**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 17, 2023**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #23-120 of Kevin & Juliana Katta, 725 Bermuda Road, West Babylon, NY Permission to diminish front yard setback from 30' to 20.8'; diminish west side yards from 10' to 6'; increase total building area from 30% to 30.41% (over by 29.17 sq. ft.). All in connection with the erection of a proposed one (1) story addition, a 2nd floor addition, and a covered front porch. Property located on the north side of Bermuda Road, 130' east of Avenue B, West Babylon, NY.  
SCTM#0100-214-2-91  
Zoning District: Residence C

**6:05 p.m.**

2. Application #23-122 of Victor M. Pizarro III, 106 Ridge Road, Wheatley Heights, NY. Permission to increase total building area from 15% to 34.7% (over by 2,464.9 sq. ft.). All in connection with the erection of a proposed two (2) story side addition. Property located on the west side of Ridge Road, 381.5' south of Charleston Place, Wheatley Heights, NY.  
SCTM#0100-10-1-9  
Zoning District: Residence A

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**6:10 p.m.**

3. Application #23-118 of Yoselin D. & Altagracia Pena, 245 51<sup>st</sup> Street, Lindenhurst, NY. Permission to diminish west side yard from 16' to 3'-3" (for existing cellar entrance); diminish west side yard from 6' to 6" (for existing patio); increase total building area from 20% to 32.35% (over by 618.55 sq. ft.); diminish distance to rear lot line from 2' to 1'-7" (for existing shed). All in connection with legally maintaining an existing outside cellar entrance, concrete patio, and shed. Property located on the south side of 51<sup>st</sup> Street, 150.24' east of Catskill Avenue, Lindenhurst, NY.

SCTM#0100-207-1-31

Zoning District: Residence B

**6:15 p.m.**

4. Application #23-121 of LIAFRA LLC, 38 Bluebell Lane, North Babylon, NY. Permission to diminish north side yard from 10' to 9.2'; diminish total side yards from 25' to 23.9'; increase area of a one (1) car garage from 250 sq. ft. per bay to 355 sq. ft. per bay. All in connection with the erection of a proposed one (1) story addition to an existing garage. Property located on the west side of Bluebell Lane, 690' north of Weeks Road, North Babylon, NY.

SCTM#0100-116-3-51

Zoning District: Residence C

**6:20 p.m.**

5. Application #23-108 of David & Francina Lorena Maurer, 14 Jerome Place, Copiague, NY. Permission to diminish distance to front street line from 40' to 1.4' at Jerome Place (for carport); diminish distance to front street line from 40' to 15.7' at Harding Road (for arbor over hot tub); diminish distance to front street line from 40' to 20.8' at Harding Road (for hot tub); diminish distance to front street line from 40' to 9' at Harding Road (for pool); diminish distance to rear lot line from 6' to 5.8' (for pool); diminish distance to rear lot line from 6' to 3.6' (for arbor #1); diminish distance from west side lot line from 6' to 1.1' (for arbor #2); diminish distance from front street line at Jerome Place from 40' to 30.8' (for arbor #2); diminish distance to front street line at Harding Road from 2' to 0' (for patio); diminish distance to rear lot line from 2' to 1' (for patio); diminish distance to west side lot line from 2' to 0' (for concrete patio); increase total building area from 30% to 61% (over by 2,331.53 sq. ft.). All in connection with legally maintaining a carport, two (2) arbors, an in-ground pool, a hot tub with an arbor, and patios. Property located on the southwest corner of Jerome Place & Harding Road, Copiague, NY.

SCTM#0100-182-2-93

Zoning District: Residence C

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**6:25 p.m.**

6. Application #23-119 of Asiah Heyward York (tenant)/Ciccio Holding Corporation (prop. owner), 35 Madison Avenue, Amityville, NY. Requesting a special exception permit to operate a dog daycare and kennel. All in connection with a portion of an existing retail building to be used for dog daycare and as a kennel. Property located on the south side of Oak Street, 220.75' west of Strong Avenue. Copiague, NY.  
SCTM#0100-198-2-10  
Zoning District: Industry G  
Subject Premises: 622 Oak Street, Copiague

**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 24, 2023