

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 18, 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 #22-125 of 95 E. Booker Corp., Attn: Jose Espinal, 229 W. 21st Street, Deer Park, NY. Permission to diminish north side yard from 12' to 11.3'. All in connection with the erection of a two (2) story dwelling on an existing foundation. Property located on the northwest corner of Washington Avenue & Adams Avenue, Wyandanch, NY.
SCTM#0100-41-3-9
Zoning District: Residence B
Subject Premises: 26 Adams Avenue, Wyandanch

6:05 p.m.

2. Application #22-126 of DZA 2021 LLC, 309 Madison Street, Westbury, NY. Permission to diminish width at front property line from 75' to 40'; diminish total lot area from 7,500 sq. ft. to 4,000 sq. ft.; diminish front yard setback from 30' to 29' (for 2nd floor cantilever); diminish east side yard from 10' to 5'; diminish total side yards from 25' to 15'; diminish rear yard setback from 30' to 24.33'. All in connection with the erection of a two (2) story dwelling. Property located on the north side of Halycon Road East, 260' west of Inlet Drive, Lindenhurst, NY.
SCTM#0100-190-4-110
Zoning District: Residence C
Subject Premises: 24 Halycon Road East, Lindenhurst

6:10 p.m.

3. Application #22-123 of Michael & Lisa Pomilla, 120 Miller Avenue, North Babylon, NY. Permission to diminish front yard setback from 40' to 30.6' (for proposed 1st & 2nd story addition); increase total building area from 15% to 24.81% (over by 1,452.35 sq. ft.); diminish distance to north side yard from 10' to 2.8' (for shed); diminish distance to rear yard from 2' to .9' (for shed); diminish distance to south side yard from 2' to 1' (for barbeque patio). All in connection with the erection of a 1st and 2nd story addition, and to legally maintain an existing "in-ground" pool and pool deck, gazebo, patio pavers, and two (2) sheds. Property located on the west side of Miller Avenue, 53.04' south of Higgins Street, North Babylon, NY.
SCTM#0100-143-2-69
Zoning District: Residence A

6:15 p.m.

4. Application #22-124 of Winters Center for Autism (tenant)/Winters Mahan Street LLC (prop. owner), 92 Mahan Street, West Babylon, NY. Permission to increase number of wall signs per wall from one (1) sign to two (2) signs on south elevation; diminish setback from 10' to 0' (for ground sign). All in connection with the erection of a non-conforming ground and wall sign. Property located on the west side of Mahan Street, 590' south of Patton Avenue, West Babylon, NY.
SCTM#0100-77-1-10
Zoning District: Industry Gb

6:20 p.m.

5. Application #22-127 of TNT Plumbing (tenant)/Simsek Properties (prop. owner), 599 W. Montauk Highway, Lindenhurst, NY. Permission to allow a mixed-use building with an office and a two (2) bedroom apartment where residential use is prohibited; diminish rear yard setback from 50' to 5.3'; allow outdoor storage as per site plan where outdoor storage is prohibited. All in connection with an existing building. Property located on the south side of Montauk Highway, 220' east of Buena Vista Boulevard, Lindenhurst, NY.
SCTM#0100-189-4-135.001
Zoning District: Business E

6:25 p.m.

6. Application #22-119 of Jay Mataji, LLC, 400 NYS Route 109 (Farmingdale Road), Farmingdale, NY. Permission to increase height of monument sign from 6' to 13'-2 1/2"; increase area of monument sign from 60 sq. ft. to 86 sq. ft. All in connection with resurfacing an existing monument sign. Property located on the southwest corner of NYS Route 109 (Farmingdale Road) & Southern State Parkway, Farmingdale, NY.
SCTM#0100-99-1-47.003
Zoning District: Motel/Hotel MH

6:30 p.m.

7. Application #22-118 of Jay Mataji, LLC, 400 NYS Route 109 (Farmingdale Road), Farmingdale, NY. Permission to diminish area from three (3) acres to 1.59 acres; diminish front yard setback from 75' to 70' on NYS Route 109; diminish front yard setback from 75' to 27' on Southern State Parkway; diminish rear yard setback from 50' to 33.8'; allow parking within 25' of street where no parking is allowed; diminish width at front property line from 200' to 118.06' on NYS Route 109; diminish floor area per lodging unit from 250 sq. ft. to 186.55 sq. ft. All in connection with an existing motel. Property located on the southwest corner of NYS Route 109 (Farmingdale Road) & Southern State Parkway, Farmingdale, NY.
SCTM#0100-99-1-47.003 & 47.004
Zoning District: Hotel/Motel MH

6:35 p.m.

8. Application #22-120 of Krishiv LLC, 400 NYS Route 109 (Farmingdale Road), Farmingdale, NY. Permission to diminish lot area from three (3) acres to 1.41 acres; diminish front yard setback from 75' to 22.8'; diminish east side yard from 40' to 29.9'; allow parking within 25' of street where no parking is allowed; diminish density of lodging unit from 1,500 sq. ft. of land area per unit to 733.12 sq. ft. of land area per unit. All in connection with the erection of a four (4) story, 84 room hotel. Property located on the south side of NYS Route 109 (Farmingdale Road), 164.36' west of Southern State Parkway, Farmingdale, NY.
SCTM#0100-99-1-3 & 47.5
Zoning District: Motel/Hotel MH
Subject Premises: 306-308 Route 109, Farmingdale

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 25, 2022