

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 24, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-126 of Dashou Cleaning Services LLC, 27 Paul Court, North Babylon, NY. Permission to diminish south side yard from 10' to 7'-2"; diminish total side yards from 25' to 24.5'. All in connection with the erection of a proposed outside cellar entrance. Property located on the east side of Paul Court, 55' south of Erlanger Boulevard, North Babylon, NY.
SCTM#0100-111-3-16
Zoning District: Residence C

6:05 p.m.

2. Application #23-129 of David I. Roth & Elizabeth Rowland, 41 Rutland Road, West Babylon, NY. Permission to diminish east side yard from 15' to 11.1'; *increase total building area from 30% to 38.9% (over by 1,321.7 sq. ft.); *allow an extension of a non-conforming use from 25% to 38.31% (over by 93 sq. ft.) The applicant is challenging the Building Department's interpretation that variances #2 and #3 are necessary, and in the alternate, seeking approval of these variances. All in connection with the erection of a proposed addition on a one (1) story non-conforming cottage. Property located on the north side of Rutland Road, 270.33' east of Little East Neck Road, West Babylon, NY.
SCTM#0100-213-3-20
Zoning District: Residence A

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6:10 p.m.

3. Application #23-127 of Habitat for Humanity of Suffolk County Inc., 643 Middle Country Road, Middle Island, 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 south side yard from 10' to 4'-6"; diminish south side yard setback from 10' to 4'-6"; diminish north side yard setback from 10' to 8'-2"; diminish total side yards from 25' to 12'-8"; with 6" roof overhang encroachment. All in connection with the erection of a proposed 1½ story single family dwelling with a roofed over front portico. Property located on the east side of Chestnut Street, 380' south of Jefferson Avenue, Wyandanch, NY.
SCTM#0100-83-1-39
Zoning District: Residence C
Subject Premises: 19 Chestnut Street, Wyandanch

6:15 p.m.

4. Application #23-128a of Habitat for Humanity of Suffolk Housing Development Fund Company Inc., 643 Middle Country Road, Middle Island, NY. Permission to allow a one (1) story dwelling where a two (2) story dwelling is required; diminish frontage occupancy from 48% required to 46.6% proposed; increase front yard setback from 25' required to 32' proposed; allow a standard driveway where entrance from the alley is required; to subdivide a parcel of land from 120' x 196.19' x 120.12' x 242.24' into 60' x 196.19' x 61.85' x 219.41'. All in connection with the proposed subdivision of a parcel of land and the erection of a proposed one (1) story single family dwelling. Property located on the east side of Straight Path, 322.50' south of Mount Avenue, Wyandanch, NY.
SCTM#0100-55-3-6
Zoning District: WC T3
Subject Premises: 1465-1469 Straight Path, Wyandanch

6:20 p.m.

5. Application #23-128b of Habitat for Humanity of Suffolk Housing Development Fund Company Inc., 643 Middle Country Road, Middle Island, NY. Permission to diminish frontage occupancy from 48% required to 41.6% proposed; diminish front yard setback from 25.5' required to 32' proposed; allow a standard driveway where entrance from the alley is required; to subdivide a parcel of land from 120' x 196.19' x 120.12' x 242.24' into 60' x 219.41' x 58.27' x 242.24'. All in connection with the proposed subdivision of a parcel of land and the erection of a proposed two (2) story single family dwelling. Property located on the east side of Straight Path, 382.5' south of Mount Avenue, Wyandanch, NY.
SCTM#0100-55-3-6
Zoning District: WC T3
Subject Premises: 1465-1469 Straight Path, Wyandanch

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6:25 p.m.

6. Application #23-124 of Bolla EM Realty, LLC (tenant)/Blue Hills Fuels, LLC (prop. owner), 809 Stewart Avenue, Garden City, NY. Permission to diminish rear yard setback from 25' to 24.4'; diminish front yard buffer from 10' to 3.8' at Baldwin Path; diminish front yard buffer from 10' to 5.6' at Claremont Street; diminish front yard buffer from 10' to 4' at Deer Park Avenue; allow gas station to be located on Deer Park Avenue (Route 231), a non-permitted roadway; allow gasoline service station to adjoin residentially zoned parcels. All in connection with a proposed 703 sq. ft. addition to expand an existing gas station for a 2,400 sq. ft. Bolla market. Property located on the northeast corner of Deer Park Avenue (Route 231) & Claremont Street, Deer Park, NY.
SCTM#0100-22-1-7
Zoning District: Business E
Subject Premises: 2111 Deer Park Avenue (Route 231), Deer Park

6:30 p.m.

7. Application #23-125 of Bolla EM Realty, LLC (tenant)/Blue Hills Fuels, LLC (prop. owner). 809 Stewart Avenue, Garden City, NY. Permission to increase number of signs per pole from one (1) to four (4); increase maximum height of ground sign from 15' to 20'-3"; increase area of ground sign from 40 sq. ft. to 44.6 sq. ft.; increase area of price sign from 12 sq. ft. to 23.2 sq. ft.; increase number of wall signs on the south elevation from one (1) sign to three (3) signs. All in connection with the erection of ground and wall signs. Property located on the northeast corner of Deer Park Avenue (Route 231) & Claremont Street, Deer Park, NY.
SCTM#0100-22-1-7
Zoning District: Business E
Subject Premises: 2111 Deer Park Avenue (Route 231), Deer Park

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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 31, 2023