

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, SEPTEMBER 14, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #22-126 of DZA 2021 LLC, 309 Madison Street, Westbury, NY. Permission to diminish front yard setback from 30' to 25' (for proposed 1st floor portico). All in connection with the erection of a proposed 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 Boulevard East, Lindenhurst

6:05 p.m.

2. Application #23-130 of Joanne & Anthony Dilavore, 66 Priscilla Avenue, Deer Park, NY. Permission to increase total building area from 30% to 39.68 % (over by 1,085.3 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 62.11% (over 836.73 sq. ft.). All in connection with legally maintaining an existing in-ground swimming pool, patio, and two (2) sheds. Property located on the south side of Priscilla Avenue, 400' west of Carlls Straight Path, Deer Park, NY.
SCTM#0100-23-1-32
Zoning District: Residence C

6:10 p.m.

3. Application #23-103 of Thomas J. Daniello, 202 Venetian Boulevard, Lindenhurst, NY. Permission to diminish south side yard from 10' to 5.5' (for 2nd story deck); increase total building area from 30% to 37.75% (over by 465 sq. ft.); diminish distance to front street line from 40' to 19.9' on Elm Street (for covered porch at garage). All in connection with legally maintaining an existing covered porch at garage and a 2nd story deck with stairs. Property located on the southeast corner of Venetian Boulevard & Elm Avenue, Lindenhurst, NY.
SCTM#0100-226-3-147
Zoning District: Residence C

6:15 p.m.

4. Application #23-135 of Marlon Aguirre & Narcisa J. Marmol, 31 East Gate, Copiague, NY. Permission to diminish west side yard from 10' to 8.3'; diminish total side yards from 25' to 24.6'; diminish distance to east side lot line from 6' to 4' (for existing deck at garage). All in connection with legally maintaining an existing one (1) story rear addition and deck at garage. Property located on the north side of East Gate, 998.17' east of Great Neck Road, Copiague, NY.
SCTM#0100-197-3-23
Zoning District: Residence C

6:20 p.m.

5. Application #23-142 of Amwau Huffman & Kathryn Hinsch, 6 Starbuck Court, West Babylon, NY. Permission to diminish north side yard from 12' to 9.3'. All in connection with the erection of a proposed rear addition. Property located on the west side of Starbuck Court, 425' north of Clark Street, West Babylon, NY.
SCTM#0100-107-2-79
Zoning District: Residence B

6:25 p.m.

6. Application #23-136 of Joseph D. Cannetti & Lauren Makofske a/k/a Lauren Cannetti, 27 Foster Boulevard South, Babylon, NY. Permission to diminish front yard setback from 30' to 24.7'; diminish west side yard from 10' to 4.7'; diminish total side yards from 25' to 14.4'; increase number of front doors from one (1) to two (2). All in connection with the proposed erection of a one (1) story garage/storage addition and garage conversion to habitable space. Property located on the north side of Foster Boulevard South, 137.73' east of Foster Boulevard North, Babylon, NY.
SCTM#0100-162-3-62
Zoning District: Residence C

6:30 p.m.

7. Application #23-123 of Patton Avenue Properties, LLC, 55 Evergreen Street, West Babylon, NY. Permission to increase build-to line from 16' required to 17.5' provided on Patton Avenue; diminish frontage occupancy from 75% - 85% required to 68% provided for Patton Avenue; diminish frontage occupancy from 55% - 100% required to 35% provided for South 25th Street; diminish frontage occupancy from 55% - 75% required to 50% provided for South 26th Street. All in connection with the proposed erection of seven (7) duplex buildings for fourteen (14) two-bedroom units with site improvements. Property located on the northeast corner of Patton Avenue & S. 26th Street, Wyandanch, NY.
SCTM#0100-79-2-41 & 42
Zoning District: WC T3
Subject Premises: 7 Patton Avenue, West Babylon

6:35 p.m.

8. Application #23-117a of 7/11 Farmers Realty Corp., 619 Deer Park Avenue, Babylon, NY. Permission to diminish width at front property line from 80' to 60.63' on Farmers Avenue; diminish width at front property line from 80' to 60.69' on N. Hamilton Avenue; diminish west side yard from 12' to 6.5'; diminish total side yards from 30' to 24.3; to subdivide a parcel of land from 120.27' x 171.09' x 121.37' x 176.21' into 60.63' x 171.09' x 60.69' x 173.65'. All in connection with a previously approved subdivision and to legally maintain an existing dwelling on Lot 1 of a two-lot subdivision. Property located on the south side of Farmers Avenue, 185.49' west of N. Indiana Avenue, North Lindenhurst, NY.
SCTM#0100-154-4-49.006
Zoning District: Residence B
Subject Premises: 156 Farmers Avenue, North Lindenhurst

6:40 p.m.

9. Application #23-117b of 7/11 Farmers Realty Corp., 619 Deer Park Avenue, Babylon, NY. Permission to diminish width at front property line from 80' to 60.64'; diminish west side yard from 12' to 10'; diminish east side yard from 12' to 10.6'; diminish total side yards from 30' to 20.6'; increase total building area from 20% to 20.8% (over by 86.78 sq. ft.); to subdivide a parcel of land from 120.27' x 171.69' x 121.37' x 176.21' into 60.68' x 176.21' x 60.64' x 173.65'. All in connection with a previously approved subdivision and to erect a two (2) story single family dwelling with rear deck on Lot 2 of a two-lot subdivision. Property located on the south side of Farmers Avenue, 246.12' west of N. Indiana Avenue, North Lindenhurst, NY.
SCTM#0100-154-4-49.006
Zoning District: Residence B
Subject Premises: 152 Farmers Avenue, North Lindenhurst

6:45 p.m.

10. Application #23-132 of 1398 Akron Street LLC, 1398 Akron Street, Copiague, NY. Requesting a special exception permit to operate a public garage as an auto body repair shop. All in connection with an existing building. Property located on the southwest corner of Akron Street & Strongs Avenue, Copiague, NY.
SCTM#0100-198-1-27
Zoning District: Industry G

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
 August 21, 2023