

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, SEPTEMBER 15, 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 #22-136 of Dameon Rochester, 68 Lincoln Avenue, Deer Park, NY. Permission to diminish rear yard setback from 40' to 23.54'. All in connection with legally maintaining an existing 2nd story deck and stairs. Property located on the west side of Lincoln Avenue, 650' south of Hickory Street, Deer Park, NY.
SCTM#0100-118-1-55.003
Zoning District: Residence B

6:05 p.m.

2. Application #22-140 of Christopher Perez, 225 Maple Court, Copiague, NY. Permission to diminish rear yard setback from 30' to 14.2'. All in connection with legally maintaining an enclosed porch. Property located on the north side of Maple Court, 100' east of Hawkins Boulevard, Copiague, NY.
SCTM#0100-194-2-28
Zoning District: Residence C

6:10 p.m.

3. Application #22-145 of Steven & Dayna Serigano, 229 Bedell Street, West Babylon, NY. Permission to increase total building area from 30% to 46.5% (over by 1,027.28 sq. ft.); increase total building area of the rear yard from 45% to 61.7% (over by 464 sq. ft.) (for existing deck and proposed pool and patio). All in connection with the installation of an in-ground swimming pool and patio, and to legally maintain an existing rear deck. Property located on the north side of Bedell Street, 450' east of Shelton Street, West Babylon, NY.
SCTM#0100-134-1-111
Zoning District: Residence C

6:15 p.m.

4. Application #22-139 of Juan Garcia, 1234 Jackson Avenue, Lindenhurst, NY. Permission to diminish distance to east side yard from 6' to 4.4' (for garage); diminish distance to rear yard from 6' to 4.4' (for garage). All in connection with the erection of a two (2) car detached garage, and to legally maintain a rear deck. Property located on the south side of Jackson Avenue, 595' east of Copiague Road, Lindenhurst, NY.
SCTM#0100-204-1-23
Zoning District: Residence C

6:20 p.m.

5. Application #22-141 of Deane Powell, 6 Belinda Court, North Babylon, NY. Permission to diminish south side yard from 10' to 8'; diminish total side yards from 25' to 21.2'. All in connection with the erection of a two (2) story addition. Property located on the west side of Belinda Court, 94.56' north of Belmont Road (known as August Road), North Babylon, NY.
SCTM#0100-114-4-28
Zoning District: Residence C

6:25 p.m.

6. Application #22-144 of Craig Simak, 2 Marlin Drive, Copiague, NY. Permission to diminish distance to front property line from 50' to 38'5" (for proposed garage); increase area of accessory building from 500 sq. ft. to 625 sq. ft. (for proposed garage); increase number of curb cuts from one (1) curb cut to two (2) curb cuts. All in connection with the erection of a detached two (2) car garage and the conversion of an attached garage. Property located on the southwest corner of Marlin Drive & South Great Neck Road, Copiague, NY.
SCTM#0100-191-3-17
Zoning District: Residence A

6:30 p.m.

7. Application #22-138 of Bolla Operating LI Corp. (tenant)/450 Comac Road Owner LLC c/o Milvado Property Group (prop. owner), 809 Stewart Avenue, Garden City, NY. Permission to increase number of signs per pole from one (1) sign to four (4) signs; increase height of ground sign from 15' to 30'; increase area of ground sign from 40 sq. ft. to 136.5 sq. ft.; increase area of price sign from 12 sq. ft. to 42.75 sq. ft.; increase number of wall signs on the eastern elevation from one (1) sign to three (3) signs; increase number of canopy signs per wall on the eastern elevation from one (1) sign to two (2) signs. All in connection with the erection of ground, wall and canopy signs. Property located on the southwest corner of Commack Road & Marcus Boulevard, Deer Park, NY.
SCTM#0100-65-1-19.001
Zoning District: Industry Ga
Subject Premises: 450 Commack Road, Deer Park

6:35 p.m.

8. Application #22-137 of ANG Gas & Services (tenant)/Chitrakoot Inc. (prop. owner), 328 Route 109, West Babylon, NY. Requesting renewal of permission for outdoor storage of propane tanks. All in connection with an existing gas station (previously approved for three (3) years. Property located on the southeast corner of Route 109 & Arnold Avenue, West Babylon, NY.
SCTM#0100-209-2-1
Zoning District: Business E

6:40 p.m.

9. Application #22-142 of Elite Prospect Training Inc. (tenant)/171 Milbar Owner, LLC (prop. owner), 171 Milbar Boulevard, Farmingdale, NY. Requesting a special exception permit to operate a place of amusement; diminish off-street parking from 157 parking spaces to 60 parking spaces. All in connection with a portion of an existing building. Property located on the northwest corner of Milbar Boulevard & New Highway, Farmingdale, NY.
SCTM#0100-3-1-5
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, 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
August 22, 2022