

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, the Town of Babylon Zoning Board of Appeals will conduct the following Public Hearings **by video conference with telephone conference call-in capability**, on **THURSDAY, SEPTEMBER 17, 2020** at the time listed in the notice below. Any interested parties should call the Zoning Board Office at 631-957-3012 no later than 12:00 p.m., WEDNESDAY, SEPTEMBER 16, 2020 to provide an email address to receive instructions for participating in the conference. Video conference link and/or call-in number will be provided by email for interested neighbors to be able to listen and participate in the proceedings. If you do not want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the meeting online on the Town of Babylon YouTube channel at <https://bit.ly/3aNSG2P>. Interested parties will have an opportunity to comment after viewing the livestream, as described below.

6:00 p.m.

1. Application #20-112 of Joseph Lipari, 127 Lagoon Boulevard, Massapequa, NY. Permission to diminish west side yard from 10' to 3.5'; diminish total side yards from 25' to 13.9' with 1' roof overhang encroachment; diminish distance to property line from 40' to 16.4' for front deck. Property located on the north side of Brookside Court, 380' east of Howard Avenue, Copiague, NY.
SCTM#0100-196-1-125
Zoning District: Residence C Zone
Subject Premises: 175 Brookside Court, Copiague

6:05 p.m.

2. Application #20-109 of Brenda & Robert Mayo, 621 Morrison Street, Babylon, NY. Permission to increase total building area from 20% to 25.5% (over by 479 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the north side of Morrison Street, 391.73' east of Livingston Avenue, Babylon, NY.
SCTM#0100-160-2-7
Zoning District: Residence B Zone

6:10 p.m.

3. Application #20-108 of Jimmy Jack, 271 W. 15th Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 29' on W. 15th Street; diminish front yard setback from 30' to 10' on Oakland Avenue with 2' roof overhang encroachment. All in connection with the erection of a two (2) story side addition. Property located on the northeast corner of W. 15th Street & Oakland Avenue, Deer Park, NY.
SCTM#0100-87-3-42
Zoning District: Residence C Zone

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6:15 p. m.

- 4.** Application #20-097 of Debra J. Morello, 462 Outlook Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 25' on Farragut Road with 2' roof overhang and stair encroachment; diminish distance to front street line from 40' to 6.2' on Farragut Road for shed; diminish distance to front street line on Farragut Road from 40' to 15' for deck. All in connection with the erection of a 2nd story side addition and existing accessory buildings (shed and deck). Property located on the southwest corner of Outlook Avenue & Farragut Road, West Babylon, NY.
SCTM#0100-138-4-76
Zoning District: Residence C Zone

6:20 p.m.

- 5.** Application #20-077 of Raffaele Squitieri, 1540 A Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 28'; diminish east side yard from 12' to 10' with 2' roof overhang and stair encroachment; diminish distance to east side yard from 8' to 1'2" (for shed #1); diminish distance to east side yard from 8' to 5'6" (for shed #2); diminish distance to rear side yard from 8' to 3'8" (for shed #2); allow non-permitted use as a two (2) family dwelling. All in connection with the erection of 1st and 2nd floor additions and existing accessory buildings (two (2) sheds). Property located on the north side of A Street, 400' east of 15th Avenue, West Babylon, NY.
SCTM#0100-139-2-58
Zoning District: Residence B Zone

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ALL APPLICANTS OR THEIR DULY APPOINTED REPRESENTATIVE ARE ASKED TO PARTICIPATE IN THE VIDEO CONFERENCE/CONFERENCE CALL TO PRESENT THEIR APPLICATION TO THE ZONING BOARD. IF AN APPLICANT IS UNABLE TO PARTICIPATE FOR ANY REASON, PLEASE CONTACT THE ZONING BOARD OFFICE AT 631-957-3012.

ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, AT THE TIME SET FORTH IN NOTICE. MEMBERS OF THE PUBLIC INTERESTED IN THE APPLICATION MAY LISTEN TO THE PROCEEDING, COMMENT DURING VIDEO CONFERENCE OR PHONE CONFERENCE AND SHALL HAVE 7 DAYS THEREAFTER TO COMMENT ON THE APPLICATION BY EMAIL OR REGULAR MAIL DIRECTED TO:

**MAILING ADDRESS:
TOWN OF BABYLON ZONING BOARD
TOWN HALL ANNEX
281 Phelps Lane
North Babylon, New York 11703**

EMAIL ADDRESS: ZONINGCOMMENTS@TOWNOFBABYLON.COM

BY ORDER OF THE ZONING BOARD OF APPEALS

MICHAEL KANE, CHAIRMAN

Dated: Babylon Town Hall
Lindenhurst, New York
August 24, 2020