

**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, SEPTEMBER 21, 2023**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #23-141 of Moses Altreche, 6 Spring Street, Wheatley Heights, NY. Permission to diminish east side yard from 12' to 7'-5". All in connection with legally maintaining an existing outside cellar entrance. Property located on the south side of Spring Street, 300' west of Portland Way, Wheatley Heights, NY. SCTM#0100-14-5-31.001  
Zoning District: Residence B

**6:05 p.m.**

2. Application #23-133 of Joseph Jankowski & Kelly Anne Zimmardi, 1466 2<sup>nd</sup> Street, West Babylon, NY. Permission to diminish east side yard from 10' to 5.9'; diminish total side yards from 25' to 15.7'. All in connection with the erection of a proposed rear addition. Property located on the north side of 2<sup>nd</sup> Street, 250' west of 15<sup>th</sup> Avenue, West Babylon, NY. SCTM#0100-139-1-16  
Zoning District: Residence C

**6:10 p.m.**

3. Application #23-144 of William & Gloria Gavin, 323 W. 11<sup>th</sup> Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 21' (for existing deck); diminish front yard setback from 30' to 27' (for existing egress window); diminish distance to south side yard from 2' to 0. 2" (for existing patio). All in connection with legally maintaining an existing front deck, front and rear egress windows, patio, and a finished basement. Property located on the east side of W. 11<sup>th</sup> Street, 175' north of Westview Avenue, Deer Park, NY. SCTM#0100-86-1-204  
Zoning District: Residence C

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**6:15 p.m.**

4. Application #23-139 of Marion J. Fernandez & Tara McMullan, 244 49<sup>th</sup> Street, Lindenhurst, NY. Permission to increase total building area from 20% to 34.3% (over by 1,433.5 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 52.63% (over by 318.1 sq. ft.). All in connection with the installation of a proposed in-ground pool and spa with patio pavers. Property located on the north side of 49<sup>th</sup> Street, 200.32' east of Catskill Avenue, Lindenhurst, NY.  
SCTM#0100-207-1-77  
Zoning District: Residence B

**6:20 p.m.**

5. Application #23-131 of Manhattan Beer Distributors LLC (tenant)/Town of Babylon IDA (prop. owner), 955 E. 149<sup>th</sup> Street, Bronx, NY. Permission to increase front yard setback from 10' to 65.9' on Acorn Street; increase front yard setback from 10' to 83.8' on N. 10<sup>th</sup> Street; allow front yard parking for existing and land-banked stalls on N. 10<sup>th</sup> Street; diminish off-street parking from 505 parking spaces required to 364 parking spaces provided; diminish planted buffer in rear adjoining residential property from 5' required to 0'; allow outdoor storage of trailers in both front and side yards, a non-permitted use. All in connection with a proposed addition to an existing warehouse. Property located on the northeast corner of Acorn Street & N. 10<sup>th</sup> Street, Wyandanch, NY.  
SCTM#0100-40-3-41.012  
Zoning District: Industry G  
Subject Premises: 401 Acorn Street, Wyandanch

**6:25 p.m.**

6. 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 43.47% proposed; increase build-to line from 25' required to 27' 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, 382.5' south of Mount Avenue, Wyandanch, NY.  
SCTM#0100-55-3-6.1  
Zoning District: WC T3  
Subject Premises: 1469 Straight Path, Wyandanch

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**6:30 p.m.**

7. 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; increase build-to line from 25' required to 29' 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#0100-55-3-6.2  
Zoning District: WC T3  
Subject Premises: 1465 Straight Path, Wyandanch

**6:35 p.m.**

8. Application #23-147a of MR Property Builders LLC, 281 Main Street, Farmingdale, NY. Permission to diminish width at front property line from 80' to 60'; decrease total lot area from 10,000 sq. ft. to 6,009.6 sq. ft.; diminish total side yards from 30' to 26'; diminish rear yard setback from 40' to 32.16'; increase total building area from 20% to 21.49% (over by 90.08 sq. ft.); with 2' roof encroachment. All in connection with a subdivision of land from 150.24' x 100.16' into two (2) lots: 60' x 100.16' and 90.24' x 100'. Lot A is proposed at 60' x 100.16' and applicant seeks to construct a new two (2) story single family dwelling with internal garage. Property located on the north side of 42<sup>nd</sup> Street, 400.64' east of Pacific Street, Copiague, NY.  
SCTM#0100-202-3-91  
Zoning District: Residence B  
Subject Premises: p/o 365 42<sup>nd</sup> Street, Copiague

**6:40 p.m.**

9. Application #23-147b of MR Property Builders LLC, 281 Main Street, Farmingdale, NY. Permission to diminish total lot area from 10,000 sq. ft. to 9,035.4 sq. ft.; diminish west side yard from 12' to 9.94'; increase total building area from 20% to 26% (over by 544.91 sq. ft.). All in connection with a subdivision of land from 150'.24' x 100.16'' into two (2) lots: 60' x 100.16' and 90.24' x 100'. Lot B is proposed at 90.24' x 100' and will maintain an existing one (1) story single family dwelling with detached garage. Property located on the north side of 42<sup>nd</sup> Street, 460.64' east of Pacific Street, Copiague, NY.  
SCTM#0100-202-3-91  
Zoning District: Residence B  
Subject Premises: p/o 365 42<sup>nd</sup> Street, Copiague

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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  
                      August 29, 2023