

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 22, 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 #22-146 of Veronica Romero, 301 W. 18<sup>th</sup> Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 20'. All in connection with legally maintaining an existing deck. Property located on the east side of W. 18<sup>th</sup> Street, 310' south of Oakland Avenue, Deer Park, NY.  
SCTM#0100-85-3-104  
Zoning District: Residence C

**6:05 p.m.**

2. Application #22-151 of Jessica Jimenez, 88 Fillmore Avenue, Deer Park, NY. Permission to diminish rear yard setback from 40' to 2'. All in connection with legally maintaining an existing basement entrance. Property located on the west side of Fillmore Avenue, 800' north of Hickory Street, Deer Park, NY.  
SCTM#0100-93-1-128  
Zoning District: Residence B

**6:10 p.m.**

3. Application #22-152 of Loyda J. Aguilar, 34 Jean Drive, North Babylon, NY. Permission to diminish north side yard from 12' to 4.8' (for roofed over deck); diminish south side yard from 12' to 7.3' (for basement egress window); diminish total side yards from 30' to 12.1'; increase total building area from 20% to 28.74% (over by 657.79 sq. ft.). All in connection with legally maintaining an existing roofed over rear deck with a cellar entrance, a finished basement, a side yard egress window and a garage conversion. Property located on the west side of Jean Drive, 340.92' south of Weeks Road, North Babylon, NY  
SCTM#0100-119-2-27  
Zoning District: Residence B

**6:15 p.m.**

4. Application #22-147 of Reina Ramirez, 80 Church Place, Copiague, NY. Permission to diminish front yard setback from 30' to 20' -5" on Church Place; diminish front yard setback from 30' to 20'-6" on Pio XI Street; diminish rear yard setback from 30' to 28' (for 1<sup>st</sup> floor addition); increase total building area from 30% to 39% (over by 749.1 sq. ft.); with 2' roof overhang and chimney encroachment. All in connection with the erection of 1<sup>st</sup> and 2<sup>nd</sup> floor additions. Property located on the southwest corner of Church Place & Pio XI Street, Copiague, MY.  
SCTM#0100-177-2-57  
Zoning District: Residence C

**6:20 p.m.**

5. Application #22-149 of Michael Szymczyk, 90 Sheffield Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 19' (for portico); diminish east side yard from 10' to 6.7'; diminish distance to west side yard from 2' to 0' (for wood deck with roof). All in connection with the erection of a 2<sup>nd</sup> story addition and a front portico and to legally maintain an existing deck with roof. Property located on the south side of Sheffield Avenue, 260' west of Hampton Road, West Babylon, NY.  
SCTM#0100-140-1-73  
Zoning District: Residence C

**6:25 p.m.**

6. Application #22-150 of Evelyn & Dominick Nappi, 826 County Line Road, Amityville, NY. Permission to diminish south side yard from 12' to 4.5'; diminish total side yards from 30' to 18.5'; increase total building area from 20% to 37% (over by 1,012 sq. ft.); with 6" roof overhang; increase height of the garage door from 7' to 8'. All in connection with the erection of a one (1) story rear addition and a two (2) car detached garage. Property located on the west side of County Line Road, 683.09' north of Plymouth Drive, Amityville, NY.  
SCTM#0100-164-1-72  
Zoning District: Residence B

**6:30 p.m.**

7. Application #22-148 of Ralph Bavaro, 622 Interlaken Lane, North Babylon, NY. Permission to diminish front yard setback from 30' to 26' -6" (for proposed front porch and carport); diminish west side yard from 10' to 5'; diminish total side yards from 25' to 19.8'; increase total building area from 30% to 37% (over by 585 sq. ft.); diminish distance to rear yard setback from 6' to 1.1' (for existing shed); diminish distance to west side yard from 6' to 2.7' (for existing shed). All in connection with the erection of a carport and front porch, and to legally maintain an existing shed, deck, semi-in-ground pool and paver patio with a pergola. Property located on the south side of Interlaken Lane, 413.33' west of Elkton Lane, North Babylon, NY.  
SCTM#0100-114-3-18  
Zoning District: Residence C

**6:35 p.m.**

8. Application #22-143 of Deer Park Podiatry (tenant)/Hilda Realty LLC (prop. owner), 1428 Deer Park Avenue, North Babylon, NY. Requesting renewal of permission to diminish east side setback from 10' to 2' (for ground sign); increase area of ground sign from 32 sq. ft. to 40 sq. ft. All in connection with an existing non-conforming ground sign (previously approved for one (1) year). Property located on Deer Park Avenue, between Polaris Street & Middle Street, North Babylon, NY.  
SCTM#0100-112-5-37.001  
Zoning District: Business E

**6:40 p.m.**

9. Application #22-130 of Stanley Gilpin (contract vendee)/Albert Phillips (prop. owner) 5 Nathalie Avenue, North Amityville, NY. Permission to diminish width at front property line from 80' to 50'; diminish total lot area from 10,000 sq. ft. to 5,000 sq. ft.; diminish south side yard from 12' to 8'; diminish total side yards from 30' to 20'; increase total building area from 20% to 27% (over by 340 sq. ft.); with 6" eave encroachment and stair encroachment. All in connection with the erection of a two (2) story dwelling. Property located on the east side of S. 31<sup>st</sup> Street, 100' north of Jamaica Avenue, Wyandanch, NY.  
SCTM#0100-53-2-40  
Zoning District: Residence B  
Subject Premises: 87 S. 31<sup>st</sup> Street, Wyandanch

**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 29, 2022