

**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 24, 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 23, 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 #20-117 of Jose N. Benitez, 25 S. 19th Street, Wyandanch, NY. Permission to diminish rear yard setback from 30' to 25.5'. All in connection with an existing 2nd story rear deck with stairs. Property located on the east side of S. 19th Street, 325' north of Jamaica Avenue, Wyandanch, NY.
SCTM#0100-56-3-41
Zoning District: Residence C Zone

6:00 p.m.

2. Application #20-113 of New Level Properties LLC, 57 Cedar Drive, Bay Shore, NY. Permission to increase total building area from 20% to 29.3% (over by 469 sq. ft.); diminish distance to rear lot line from 8' to 1'; diminish distance to west side yard from 8' to 2.7'; increase area of two (2) car garage from 500 sq. ft. to 578 sq. ft. (over by 78 sq. ft.). All in connection with an existing two (2) car detached garage. Property located on the south side of Columbus Boulevard, 250' west of N. Park Lane, Amityville, NY.
SCTM#0100-172-2-24
Zoning District: Residence B Zone
Subject Premises: 10 Columbus Boulevard, Amityville

6:05 p.m.

3. Application #20-120 of Gustavo & Leilani Mercado, 2 Wyandotte Street, Deer Park, NY. Permission to diminish distance to property line from 40' to 6' on Villa Avenue. All in connection with the erection of an in-ground pool. Property located on the southeast corner of Wyandotte Street & Villa Avenue, Deer Park, NY.
SCTM#0100-27-2-35
Zoning District: Residence C Zone

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6:05 p.m.

4. Application #20-111 of Rupert Foster, 23 Homestead Drive, Wheatley Heights, NY. Permission to increase total building area from 15% to 17.4% (over by 308 sq. ft.). All in connection with the erection of an in-ground pool and existing shed, 2nd story deck with stair, and rear porch. Property located on the south side of Homestead Drive, 453.65' west of Colonial Springs Road, Wheatley Heights, NY.
SCTM#0100-10-2-35
Zoning District: Residence A Zone

6:10 p.m.

5. Application #20-119 of Ann Marie Ortiz, 1033 N. Richmond Avenue, Lindenhurst, NY. Permission to increase total building area from 20% to 32.3% (over by 735 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the east side of N. Richmond Avenue, 490.91' north of Spiegelhagen Street, Lindenhurst, NY.
SCTM#0100-155-3-61
Zoning District: Residence B Zone

6:10 p.m.

6. Application #20-114 of Allan Goetz, 182 Gleeland Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 20.6' with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch and 2nd story addition. Property located on the south side of Gleeland Street, 300' east of Maple Avenue, Deer Park, NY.
SCTM#0100-42-2-4
Zoning District: Residence B Zone

6:15 p.m.

7. Application #20-098 of RGP Owners DP, LLC, 810 Seventh Avenue, New York, NY. Requesting a special exception permit for retail use; diminish side yards from 19' to 10'; diminish off-street parking from 1,068 parking spots to 956 parking spots; increase number of buildings from one (1) to three (3); lift previously imposed C & Rs (ZBA Case #00-400): 1) no further expansion of building area on site; and 2) development of site to be limited to the site plan dated 8/14/00. Erection of additional buildings on site is prohibited. All in connection with the erection of an additional mixed-use building with dental office and proposed retail. Property located on the northeast corner of Grand Boulevard & Commack Road, Deer Park, NY.
SCTM#0100-68-1-46.001
Zoning District: Industry Ga Zone
Subject Premises: 409 Commack Road, Deer Park

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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@TOWNOF BABYLON.COM](mailto:ZONINGCOMMENTS@TOWNOFBABYLON.COM)

**BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN**

Dated: Babylon Town Hall
 Lindenhurst, New York
 August 31, 2020