

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 28, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-155 of Amy Eriksen, 50 Liberty Avenue, Lindenhurst, NY. Permission to diminish rear yard setback from 40' to 17.5' (for existing cellar entrance); diminish distance to rear lot line from 2' to 1.2' (for existing shed). All in connection with legally maintaining an existing outside cellar entrance and shed. Property located on the southeast corner of Golding Avenue & Fuller Avenue, West Babylon, NY.
SCTM#0100-157-2-48
Zoning District: Residence B
Subject Premises: 95 Golding Avenue, West Babylon

6:05 p.m.

2. Application #23-150 of Joelina Rosado-Reyes & Rafael Rodriguez, 191 Silver Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 28'-5" (for existing portico); increase total driveway area in front yard from 40% to 99.37% (over by 1,209.8 sq. ft.). All in connection with legally maintaining an existing driveway and an existing portico. Property located on the north side of Silver Street, 235' east of Hampton Road, West Babylon, NY.
SCTM#0100-141-1-45
Zoning District: Residence C

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6:10 p.m.

3. Application #23-138 of Pasquale Sementilli, 245 Oakland Avenue, Deer Park, NY. Permission to diminish front yard setback from 30' to 25' on Oakland Avenue (for existing egress window); diminish rear yard setback from 30' to 24' (for existing roof over patio); increase total building area from 30% to 34.24% (over by 403.76 sq. ft.); diminish distance to east side lot line from 6' to 0.7' (for detached garage); diminish distance to front street line from 40' to 5.7' on W. 11th Street (for shed #1); diminish distance to front street line from 40' to 33' on Oakland Avenue (for shed #1); diminish distance to front street line from 40' to 31' on Oakland Avenue (for shed #2). All in connection with legally maintaining an existing detached garage, two (2) sheds, roofed over patio and bar, and an egress window. Property located on the northeast corner of Oakland Avenue & W. 11th Street, Deer Park, NY.
SCTM#0100-87-4-8
Zoning District: Residence C

6:15 p.m.

4. Application #23-154 of Priyadarshan Bajpayi, 48 Shore Drive South, Copiague, NY. Permission to increase total building area from 15% to 40.3% (over by 4,210.55 sq. ft.). All in connection with the installation of an in-ground pool and paver patio. Property located on the north side of Shore Drive South, 161.91' east of Seaway Drive, Copiague, NY.
SCTM#0100-185-2-44.035
Zoning District: Residence A

6:20 p.m.

5. Application #23-140 of Josue, Sofia & Carlos Garcia, 118 S. 32nd Street, Wyandanch, NY. Permission to diminish front yard setback from 30' to 25.5'; diminish north side yard from 12' to 9.2'; increase number of curb cuts from one (1) to two (2). All in connection with a rebuild for fire damage and proposed 1st and 2nd story additions. Property located on the west side of South 32nd Street, 100' north of Garden City Avenue, Wyandanch, NY.
SCTM#0100-53-1-48
Zoning District: Residence B

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6:25 p.m.

6. Application #23-153 of Jai M. & Hiru J. Moolchandani, 19 Nottingham Drive, Wheatley Heights, NY. Permission to increase total building area from 15% to 22.2% (over by 1,741.8 sq. ft.). All in connection with the erection of proposed 1st and 2nd floor additions and to legally maintain an existing paver patio, a pool patio, and two (2) gazebos. Property located on the north side of Nottingham Drive, 131.97' west of Yorkshire Drive, Wheatley Heights, NY.
SCTM#0100-16-3-16
Zoning District: Residence A

6:30 p.m.

7. Application #23-152 of Francis E. & Pat Patricia Ellis, 625 Morrison Street, Babylon, NY. Permission to increase total building area from 20% to 40.98% (over by 1,800.2 sq. ft.); diminish distance to west side yard from 2' to 1' (for existing patio); diminish distance to east side yard from 2' to 0.5' (for existing patio); diminish distance to east side yard from 2' to 0.4' (for existing shed). All in connection with the installation of an in-ground swimming pool and paver patio, and to legally maintain two (2) existing patios and a shed. Property located on the north side of Morrison Street, 471.73' east of Livingston Avenue, Babylon, NY.
SCTM#0100-160-2-8
Zoning District: Residence B

6:35 p.m.

8. Application #23-148 of Adam Salvemini, 465 15th Street, West Babylon, NY. Permission to diminish west side yard from 10' to 7.6'; diminish total side yards from 25' to 24.6'; diminish rear yard setback from 30' to 21'; increase total building area from 30% to 42% (over by 905.84 sq. ft.); diminish distance to rear lot line from 6' to 1.5' (for existing shed); diminish distance to west side lot line from 6' to 2.8' (for existing shed); increase building area of the rear yard for accessory structures from 45% to 51.54% (over by 185.64 sq. ft.); diminish distance to rear lot line from 6' to 5' (for existing in-ground pool). All in connection with the erection of a proposed 2nd story addition, a proposed two (2) story addition, and to legally maintain an existing in-ground pool, paver patio, roofed over rear deck, and a shed. Property located on the north side of 15th Street, 70' west of 5th Avenue, West Babylon, NY.
SCTM#0100-130-2-110
Zoning District: Residence C

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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
 September 5, 2023