

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

**Old Town Hall
47 W. Main Street
Babylon, New York 11702**

on THURSDAY, SEPTEMBER 30, 2021

to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #21-155 of Jennifer Moore, 535 Mount Place, West Babylon, NY. Permission to diminish rear yard setback from 40' to 29' with 2' roof overhang encroachment. All in connection with the erection of a rear addition. Property located on the southeast corner of Mount Place & Essex Street, West Babylon, NY.

SCTM#0100-107-1-1

Zoning District: Residence B Zone

6:05 p.m.

2. Application #21-156 of Michael Thomas Wild, 13 Fern Terrace, West Babylon, NY. Permission to diminish front yard setback from 30' to 24.9'; diminish east side yard from 10' to 5.6'; diminish total side yards from 25' to 17.4' with 2' roof overhang and stair encroachment; diminish distance to east side yard from 6' to 5.6'. All in connection with the erection of a 2nd story addition and front porch, and an existing rear deck with gazebo and stairs. Property located on the north side of Fern Terrace, 148.74' west of Plymouth Street, West Babylon, NY.

SCTM#0100-221-1-28

Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-158 of Bobby Bora, 43 Kinsella Street, Dix Hills, NY. Permission to diminish total lot area from 7,500 sq. ft. to 6,984 sq. ft.; diminish front yard setback from 30' to 23'; diminish rear yard setback from 30' to 13.4' with 2' roof overhang and stair encroachment; diminish distance to front lot line from 40' to 17'; increase number of curb cuts from one (1) to two (2). All in connection with the erection of a one (1) family dwelling with front porch and two (2) rear decks with stairs. Property located on the west side of E. Shore Road, 275' southwest of Taft Place, Lindenhurst, NY.

SCTM#0100-227-1-14

Zoning District: Residence C Zone

Subject Premises: 358 E. Shore Road, Lindenhurst

6:15 p.m.

4. Application #21-159 of 821 North Queens Ave, LLC, 24 Malmac Court, West Islip, NY. Requesting renewal of permission for outdoor storage of landscaping equipment and materials. All in connection with an existing building (previously approved for three (3) years). Property located on the east side of N. Queens Avenue, 200' north of Frank Street, Lindenhurst, NY.
SCTM#0100-156-2-6
Zoning District: Industry G Zone
Subject Premises: 821 N. Queens Avenue, Lindenhurst

6:20 p.m.

5. Application #21-151 of Joe Riscica's Auto Repair (tenant)/J.R.A.R. Inc. (prop. owner), 291 Bay Shore Road, Deer Park, NY. Requesting renewal of a special exception permit to conduct a public garage for auto repair. All in connection with an existing building (previously approved for three (3) years). Property located on the north side of Bay Shore Road, 480' east of Skidmore Road, Deer Park, NY.
SCTM#0100-118-2-24
Zoning District: Industry G Zone

6:25 p.m.

6. Application #21-152 of Auto Space Corp., 545 Oak Street, Copiague, NY. Requesting renewal of a special exception permit to operate a public garage for auto repair, sales and display of automobiles; storage of vehicles awaiting repair and sales; diminish required parking from thirteen (13) spaces to five (5) spaces. All in connection with an existing building (previously approved for two (2) years). Property located on the north side of Oak Street, 1,007.50' east of Great Neck Road, Copiague, NY.
SCTM#0100-197-2-21
Zoning District: Industry G Zone

6:30 p.m.

7. Application #21-153 of Bolla Management Corp. (tenant)/616 Broadway, LLC (prop. owner), 809 Stewart Avenue, Garden City, NY. Permission to diminish off-street parking from 14 parking spaces to 12 parking spaces; diminish distance between tank and pump island from 10' to 6'; increase area of convenience store from 800' sq. ft. to 2,569 sq. ft.; increase total building area from 1,500 sq. ft. to 2,569 sq. ft.; allow gas station within 2,000 ft. of an existing gas station. Applicant is challenging Town Code 213- 220 and contends that the retail floor area and building gross floor area of an accessory convenience store should not be the same. All in connection with the demolition of an existing gas station and the erection of a convenience store with gas pumps and site improvements. Property located on the northwest corner of Broadway & Bentley Road, Amityville, NY.

SCTM#0100-165-1-32

Zoning District: Business E Zone

Subject Premises: 616 Broadway, Amityville

6:35 p.m.

8. Application #21-154 of Bolla Management Corp. (tenant)/616 Broadway, LLC (prop. owner), 809 Stewart Avenue, Garden City, NY. Permission to increase number of signs per pole from one (1) sign to three (3) signs; increase area of price sign from 12 sq. ft. to 20 sq. ft.; diminish clearance/grade from 8' to 4'-6½"; increase number of signs/elevation on the south elevation from one (1) sign to three (3) signs. All in connection with the erection of non-conforming wall and ground signs. Property located on the northwest corner of Broadway & Bentley Road, Amityville, NY.

SCTM#0100-165-1-32

Zoning District: Business E Zone

Subject Premises: 616 Broadway, Amityville

6:40 p.m.

9. Application #21-157a of LIDL Food Market (tenant) c/o Long Island Industrial Management LLC (applicant)/450 Comack Road Owner LLC (prop. owner), 6851 Jericho Turnpike, Syosset, NY. Requesting a special exception permit for retail use (supermarket); diminish rear yard setback from 30' to 5'. All in connection with the erection of a LIDL supermarket with site improvements. Property located on the southwest corner of Commack Road & Marcus Boulevard, Deer Park, NY.

SCTM#0100-65-1-19.001

Zoning District: Industry Ga Zone

Subject Premises: 450 Commack Road, Commack

6:45 p.m.

10. Application #21-157b of Bolla Market & Shell Gasoline Service Station (tenant) c/o Long Island Industrial Management LLC (applicant)/450 Comack Road Owner LLC (owner), 6851 Jericho Turnpike, Syosset, NY. Permission to increase building height from 20' maximum to 22'-10" for canopy elevations; diminish distance to property line for driveway from 10' minimum to 0' on Commack Road & Marcus Boulevard; allow gas station to be located on CR4/Commack Road, a non-permitted roadway; diminish distance to nearest gas station from 2,000' to 957'; diminish distance between north dispensers from 20' to 15'; diminish distance between east dispensers from 20' to 18'; eliminate full service requirement; increase area of convenience store from 800 sq. ft. to 3,159 sq. ft.; increase total building area from 1,500 sq. ft. to 3,159 sq. ft. All in connection with the erection of a gas station with convenience store and site improvements. Property located on the southwest corner of Commack Road & Marcus Boulevard, Deer Park, NY.
SCTM#0100-65-1-19.001
Zoning District: Industry Ga Zone
Subject Premises: 450 Commack Road, Commack

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
September 7, 2021