

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, OCTOBER 5, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-156 of Tracy Kutsch, 1413 America Avenue, West Babylon, NY. Permission to diminish distance to front property line from 40' to 34.7' on America Avenue (for existing shed); diminish distance to front property line from 40' to 9.5' on Colonial Road (for existing shed). All in connection with legally maintaining an existing shed. Property located on the northeast corner of America Avenue & Colonial Road, West Babylon, NY.
SCTM#0100-144-2-24
Zoning District: Residence C

6:05 p.m.

2. Application #23-134 of Anthony & Brenda DiPrizito, 169 W. 19th Street, Deer Park, NY. Permission to diminish north side yard from 10' to 6.9' (for existing roof over patio); diminish total side yards from 25' to 15.8'; increase total building area from 30% to 35% (over by 333.28 sq. ft.); diminish distance to rear lot line from 2' to 1' (for existing shed); diminish distance to north side lot line from 2' to 0' (for concrete patio). All in connection with legally maintaining two (2) roof over patios and shed. Property located on the east side of W. 19th Street, 556.10' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-59-3-129
Zoning District: Residence C

6:10 p.m.

3. Application #23-160 of Timothy Fraccalvieri, 555 Pinelawn Avenue, Copiague, NY. Permission to diminish front yard setback from 30' to 20.3'. All in connection with the erection of a proposed front vestibule. Property located on the west side of Pinelawn Avenue, 60' north of Greenlawn Terrace, Copiague, NY.
SCTM#0100-196-3-88
Zoning District: Residence C

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6:15 p.m.

4. Application #23-161 of Joan K. Portello & Stephen Pereira, 30 15th Avenue, West Babylon, NY. Permission to diminish rear yard setback from 40' to 23.9' (for existing 2nd story deck); increase total building area from 20% to 34.89% (over by 1,489.35 sq. ft.); diminish distance to rear lot line from 8' to 2.5' (for existing shed #1); diminish distance to north side lot line from 8' to 3' (for existing shed #1); diminish distance to front property line from 40' to 30' on "A" Street (for proposed in-ground pool). All in connection with the installation of an in-ground pool and patio area, and to legally maintain an existing 2nd story deck with stairs, a brick patio, and a shed. Property located on the northeast corner of 15th Avenue & A Street, West Babylon, NY.
SCTM#0100-139-2-62
Zoning District: Residence B

6:20 p.m.

5. Application #23-151 of James T. Hurtt, 56 Troy Avenue, West Babylon, NY. Permission to diminish front yard setback from 40' to 24' (for proposed porch); diminish south side yard from 15' to 8'; diminish total side yards from 35' to 33'; diminish rear yard setback from 40' to 27'-5"; increase total building area from 15% to 25.12% (over by 1,508.25 sq. ft.); increase area of garage from 500 sq. ft. to 537 sq. ft. (over by 37 sq. ft.). All in connection with the erection of a proposed 2nd floor addition, 1st floor attached garage addition, and front porch, and to legally maintain an existing deck with outdoor kitchen. Property located on the west side of Troy Avenue, 200' north of Centerwood Street, West Babylon, NY.
SCTM#0100-81-1-23
Zoning District: Residence A

6:25 p.m.

6. Application #23-157 of 1280-1290 Straight Path LLC, 301 Henry Street, Lindenhurst, NY. Permission to diminish frontage occupancy from 75% - 90% required to 64.4% proposed on Straight Path; diminish frontage occupancy from 55% - 80% required to 27.4% proposed on Garrison Avenue. All in connection with the proposed erection of eleven (11) semi-detached and detached (duplex) multi-family buildings for a total of 19 units. Property located on the northwest corner of Straight Path & Garrison Avenue, Wyandanch, NY.
SCTM#0100-78-2-46, 48.003, 48.005 & 48.006
Zoning District: SPC T3
Subject Premises: 1280-1290 Straight Path, Wyandanch

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6:30 p.m.

7. Application #23-158 of Wal-Mart Stores, Inc. (tenant)/Metropolitan Tower Life Insurance Company (prop. owner), 702 SW 8th Street, Bentonville, AR. Renewal of a special exception permit to operate a public garage as a tire center and perform oil changes. All in connection with a portion of an existing building (previously approved for three (3) years, expired October 12, 2020). Property located on the east side of Route 110 (Broadhollow Road), 3,790.82' south of Conklin Street, E. Farmingdale, NY.
SCTM#0100-71-1-4.004
Zoning District: Industry G
Subject Premises: 965 Broadhollow Road, E. Farmingdale

6:35 p.m.

8. Application #23-164 of Kidstrong (tenant)/So. Hubbards Commons, LLC (applicant/prop. owner), 713 Sunrise Highway, West Babylon, NY. Requesting a special exception permit to operate a child learning center. All in connection with a portion of an existing building. Property located on the north side of Sunrise Highway North Service Road, 310' east of Lenox Road, West Babylon, NY.
SCTM#0100-159-1-34.001
Zoning District: Business E

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 11, 2023