

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, OCTOBER 13, 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 #22-162 of Maynor & Lilian Chirinos, 25 Liberty Avenue, North Babylon, NY. Permission to diminish front yard setback from 30' to 27.6' (for proposed portico); diminish distance to east side yard from 2' to 0.4' (for existing paver patio). All in connection with the erection of a proposed 2nd floor dormer and 1st floor addition, and to legally maintain an existing paver patio. Property located on the north side of Liberty Avenue, 160' west of Jenkins Avenue, North Babylon, NY.
SCTM#0100-146-3-34
Zoning District: Residence C

6:05 p.m.

2. Application #22-161 of Sharon & Dennis Singh, 424 52nd Street, Lindenhurst, NY. Permission to diminish rear yard setback from 30' to 5.55' (for proposed sunroom); diminish distance to rear lot line from 2' to 0.9' (for existing shed). All in connection with the erection of a proposed sunroom and to legally maintain an existing shed. Property located on the north side of 52nd Street, 255.40' west of Jackson Avenue, Lindenhurst, NY.
SCTM#0100-204-2-59.001
Zoning District: Residence C

6:10 p.m.

3. Application #22-166 of JNBM, Inc.(tenant)/Triangle Properties #5A LLC (prop. owner), 410-C Commack Road, Deer Park, NY. Requesting renewal of a special exception permit for a place of amusement for indoor mini-golf; diminish off-street parking from 361 parking spaces to 80 parking spaces. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the west side of Commack Road, 706.59' south of Marcus Boulevard, Deer Park, NY.
SCTM#0100-65-1-22
Zoning District: Industry Ga

6:15 p.m.

4. Application #22-167 of James T. Sullivan, 728 Peter Paul Drive, West Islip, NY. Permission to diminish off-street parking from 17 parking spaces to four (4) parking spaces. All in connection with an existing one (1) story building. Property located on the south side of W. Montauk Highway, 160' east of Buena Vista Boulevard, Lindenhurst, NY.
SCTM#0100-189-4-3
Zoning District: Business E
Subject Premises: 601 W. Montauk Highway, Lindenhurst

6:20 p.m.

5. Application #22-169 of McDonald's Corporation (tenant)/North Babylon Associates, c/o Keith P. Brown, Esq., 538 Broadhollow Road, Melville, NY. Permission to increase number of ground signs from one (1) to six (6); increase flag pole height from 15' to 35'. All in connection with the removal and replacement of ground and wall signs, and flag pole. Property located on the east side of NYS Route 231 (Deer Park Avenue), 120' south of Weeks Road, North Babylon, NY.
SCTM#0100-116-4-2.007
Zoning District: Business Ea
Subject Premises: 1255 Deer Park Avenue, North Babylon

6:25 p.m.

6. Application #22-168 of McDonald's Corporation (tenant)/North Babylon Associates (prop. owner), c/o Keith P. Brown, Esq., 538 Broadhollow Road, Melville, NY. Permission to diminish front yard setback from 60' to 56.1'. All in connection with an existing McDonald's restaurant. Property located on the east side of NYS Route 231 (Deer Park Avenue), 120' south of Weeks Road, North Babylon, NY.
SCTM#0100-116-4-2.007
Zoning District: Business Ea
Subject Premises: 1255 Deer Park Avenue, North Babylon

6:30 p.m.

7. Application #22-160 of The Lofts at Gail Grace LLC, 615 S. Wellwood Avenue, Lindenhurst, NY. Permission to increase permitted density in DC Zone from eight (8) units permitted to 13 units proposed. All in connection with the erection of a proposed three (3) story mixed-use building with 1st floor retail space and thirteen (13) studio apartments on the 2nd and 3rd floors. Property located on the northeast corner of Great Neck Road & Marconi Boulevard, Copiague, NY.
SCTM#0100-197-1-5.001
Zoning District: Downtown Copiague DC
Subject Premises: 603 Marconi Boulevard, Copiague

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 19, 2022