

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 19, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-165 of Town of Babylon Department of Planning & Development(applicant)/WR Communities – L, LLC (prop. owner), 200 E. Sunrise Highway, Lindenhurst, NY. Permission to lift previously imposed Covenants & Restrictions. All in connection with lifting Covenant & Restrictions imposed on prior, no longer existing developments. Property located on the southeast corner of Straight Path & Long Island Avenue, Wyandanch, NY.
SCTM#0100-57-1-45.002 f/k/a 0100-57-1-33.001
Zoning District: WC T5
Subject Premises: 300 Long Island Avenue, Wyandanch

6:05 p.m.

2. Application #23-126 of Dashou Cleaning Services LLC, 27 Paul Court, North Babylon, NY. Previously heard August 24, 2023. Permission to diminish south side yard from 10' to 7'-2"; diminish total side yards from 25' to 24.5'. All in connection with the erection of a proposed outside cellar entrance. Property located on the east side of Paul Court, 55' south of Erlanger Boulevard, North Babylon, NY.
SCTM#0100-111-3-16
Zoning District: Residence C

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6:10 p.m.

3. Application #23-172 of Khurram Sheikh, 34 W. 22nd Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 25.8' on W. 22nd Street; diminish distance to rear yard lot line from 2' to 0.2' (for pavers); diminish distance to front property line from 40' to 15.6' on Lake Avenue (for deck); diminish distance to front property line from 40' to 31.1' on W. 22nd Street (for deck). All in connection with legally maintaining an existing partially covered front deck. Property located on the southwest corner of W. 22nd Street & Lake Avenue, Deer Park, NY.
SCTM#0100-59-1-18
Zoning District: Residence C

6:15 p.m.

4. Application #23-141 of Moses Altreche, 6 Spring Street, Wheatley Heights, NY. Permission to diminish east side yard from 12' to 7.3'; diminish rear yard setback from 40' to 27.9' (for existing egress window well); to lift previously imposed Covenant & Restriction, "no outdoor basement entrances." All in connection with legally maintaining an existing outdoor cellar entrance and to lift previously imposed Covenant & Restriction. Property located on the south side of Spring Street, 300' west of Portland Way, Wheatley Heights, NY.
SCTM#0100-14-5-31.001
Zoning District: Residence B

6:20 p.m.

5. Application #23-170 of Robert Brancati, 55 Prairie Drive, North Babylon, NY. Permission to diminish distance to west side lot line from 6' to 2.3' (for existing garage); diminish distance to front property line from 40' to 34' (for existing garage); diminish distance to east side lot line from 2' to 0.5' (for existing shed). All in connection with legally maintaining an existing garage, deck, and shed. Property located on the north side of Prairie Drive, 934.99' west of Deer Park Avenue, North Babylon, NY.
SCTM#0100-112-1-22
Zoning District: Residence C

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6:25 p.m.

6. Application #23-167 of Syleme Choisi, 95 Sherbrooke Road, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 29'-10" on Sherbrooke Road. All in connection with the erection of a proposed outside cellar entrance. Property located on the northwest corner of Sherbrooke Road & Jackson Avenue, Lindenhurst, NY.
SCTM#0100-204-1-48
Zoning District: Residence C

6:30 p.m.

7. Application #23-145 of Marta & Tadeusz Ramotowski, 9 E. Merritt Street, North Lindenhurst, NY. Permission to diminish west side yard from 12' to 10'-2" (for existing cellar entrance); increase total building area from 20% to 28.8% (over by 888.64 sq. ft.). All in connection with the erection of a proposed roof over front deck and to legally maintain an existing outside cellar entrance. Property located on the north side of E. Merritt Street, 159.23' east of Wellwood Avenue, North Lindenhurst, NY.
SCTM#0100-128-1-24
Zoning District: Residence B

6:35 p.m.

8. Application #23-143 of Paul D. & Susan R. Hodgkinson, 89 Kellum Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 16' (for proposed portico); increase total building area from 30% to 32.9% (over by 247.5 sq. ft.). All in connection with the erection of a proposed 2nd story addition, front portico addition, and a 2nd story screened-in deck. Property located on the north side of Kellum Street, 225' west of Junction Street, West Babylon, NY.
SCTM#0100-133-2-64
Zoning District: Residence C

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6:40 p.m.

9. 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 23'; 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 total 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); increase area of garage from 500 sq. ft. to 548.7 sq. ft. (over by 48.7 sq. ft.); increase garage door height from 7' to 8' (over by 1'). 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

6:45 p.m.

10. Application #23-168 of Dunrite Auto Collision Inc. (applicant)/LB & AB LLC (prop. owner), 285 Bay Shore Road, Deer Park, NY. Renewal of a special exception permit to operate a public garage as an auto body and auto repair shop. All in connection with an existing building (previously approved for three (3) years). Property located on the north side of Bay Shore Road, 368.64' east of Skidmore Road, Deer Park, NY.
SCTM#0100-118-2-23
Zoning District: Industry G

6:50 p.m.

11. Application #23-163 of Winter Bros. Waste System of Long Island LLC (tenant)/Winters 19 Nancy LLC (prop. owner), 120 Nancy Street, West Babylon, NY. Renewal of a special exception permit to operate a transfer station. All in connection with two (2) existing buildings (previously approved for five (5) years). Property located on the east side of Nancy Street, 276.34' north of Edison Avenue, West Babylon, NY.
SCTM#0100-78-1-31 & 46
Zoning District: Industry Gb
Subject Premises: 19 Nancy Street, West Babylon

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6:55 p.m.

12. Application #23-149 of Happy Days Dispensary Inc. (tenant)/Richard Capri Real Estate Corp. (prop. owner), 273 Walt Whitman Road, Huntington Station, NY. Requesting a special exception permit for a proposed retail recreational marijuana dispensary. All in connection with a portion of an existing building. Property located on the northeast corner of Route 109 (Farmingdale Road) & Route 110 (Broadhollow Road), Farmingdale, NY.
SCTM#0100-70-1-7.003 & 8
Zoning District: Industry G
Subject Premises: 105 Route 109, Farmingdale

7:00 p.m.

13. Application #23-171 of Boss Auto Sales, Inc. (tenant)/Namrog Holding Corp. (prop. owner), 450 Wyandanch Avenue, West Babylon, NY. Requesting a special exception permit to operate a public garage for auto repairs and for auto sales and display; allow outdoor storage of vehicles (for sale & for vehicles awaiting repair) in the front yard not enclosed by 6' high fence. All in connection with an existing building and to legally maintain auto repair and sales use. Property located on the southwest corner of Wyandanch Avenue & Gates Street (Belmont Avenue), West Babylon, NY.
SCTM#0100-110-1-10
Zoning District: Industry G

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 25, 2023