

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 20, 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 #22-171 of Kenya H. Vanterpool, 12 Quintyne Drive, North Amityville, NY. Permission to increase total building area from 20% to 32% (over by 1,431.2 sq. ft.); decrease distance to north side yard from 2' to 0' (for shed); diminish distance to rear lot line from 2' to 0' (for pavers); diminish distance to north side yard from 2' to 0' (for concrete patio); diminish distance to west side yard from 2' to 0' (for concrete patio). All in connection with legally maintaining an existing in-ground pool with pavers, a shed, and patios. Property located on the west side of Quintyne Drive, 87.90' south of Dr. Reed Boulevard (a/k/a Toussie Boulevard), North Amityville, NY.
SCTM#0100-123-2-21.080
Zoning District: Residence B

6:05 p.m.

2. Application #22-170 of Abigail Peralta, 292 E. 2nd Street, Deer Park, NY. Permission to diminish distance to rear lot line from 6' to 1'; diminish distance from front street line from 40' to 34' (for shed). All in connection with the erection of a proposed shed. Property located on the west side of E. 2nd Street, 175.35' south of Oakland Avenue, Deer Park, NY.
SCTM#0100-89-2-44
Zoning District: Residence C

6:10 p.m.

3. Application #22-172 of Margaret Palazzolo, 853 Frankford Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 21.7'; with 2' roof and stair encroachment; diminish distance to rear lot line from 6' to 3.5' (for shed). All in connection with the erection of a front porch and to legally maintain a shed. Property located on the north side of Frankford Road, 390' west of Avenue C, West Babylon, NY.
SCTM#0100-214-1-33
Zoning District: Residence C

6:15 p.m.

4. Application #22-131 of Christine Sewell, 20 Hawthorne Street, Farmingdale, NY. Permission to diminish west side yard from 10' to 5.8' (hearing continued from September 8, 2022); diminish total side yards from 25' to 15.5' (hearing continued from September 8, 2022); increase number of front doors from one (1) to two (2) (new variance request). All in connection with the erection of a proposed two (2) story addition. Property located on the north side of Hawthorne Street, 552.89' east of Melville Road, Farmingdale, NY.
SCTM#0100-30-1-53
Zoning District: Residence C

6:20 p.m.

5. Application #22-132 of Michael Apuzzo, 1435 1st Street, West Babylon, NY. Permission to diminish front yard setback from 40' to 30' (for east side addition) (hearing continued from September 8, 2022); diminish west side yard from 15' to 11.73' (for west side addition) (hearing continued from September 8, 2022); diminish total side yards from 35' to 28.13' (hearing continued from September 8, 2022); increase total building area from 15% to 25.57% (over by 2,587.25 sq. ft.) (hearing continued from September 8, 2022); increase number of front doors from one (1) to two (2) (new variance request). All in connection with the erection of one (1) story additions on the east and west sides of dwelling. Property located on the south side of 1st Street, 400' east of 14th Avenue, West Babylon, NY.
SCTM#0100-139-1-51
Zoning District: Residence A

6:25 p.m.

6. Application #22-155 of Peter Tofalli, 78 Mohawk Drive, North Babylon, NY. Permission to diminish front yard setback from 30' to 25' (for front portico); diminish west side yard from 12' to 11.1' (for addition); increase total building area from 20% to 33.9% (over by 1,292.32 sq. ft.); diminish distance to east side yard from 8' to 2.1' (for mesh carport); diminish distance to west side yard from 2' to 0.3' (for concrete patio); diminish distance to rear lot line from 6' to 5.7' (for above-ground pool); increase the area of the driveway in the front yard from 40% to 84.74% (over by 831.8 sq. ft.). All in connection with legally maintaining an existing rear addition, side yard patio, rear yard patio, vinyl shed, wood shed, above-ground swimming pool, a rear yard carport, a front portico, and front yard driveway area. Property located on the south side of Mohawk Drive, 50.26' west of Parliament Place, North Babylon, NY.
SCTM#0100-115-2-20
Zoning District: Residence B

6:30 p.m.

7. Application #22-158 of National Building & Roofing Supplies (Myles F. Kelly Inc.) (tenant)/RJD Realty Associates, LLC (prop. owner), 5900 S. Lake Forest Drive, McKinney, TX. Requesting renewal of permission for outdoor storage of building materials as per site plan; diminish off-street parking from 82 spaces to 63 spaces. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the east side of New Highway, 661.38' north of Smith Street, East Farmingdale, NY.

SCTM#0100-5-1-1.001

Zoning District: Industry Ga

Subject Premises: 2099 New Highway, East Farmingdale

6:35 p.m.

8. Application #22-164 of Best Way Auto Collision Inc. (tenant)/Karabas Realty Inc. (prop. owner), 725 Acorn Street, Deer Park, NY. Requesting renewal of a special exception permit to operate a public garage as an auto body repair shop; permit outdoor storage in rear yard for cars awaiting repair. All in connection with an existing building (previously approved for three (3) years). Property located on the east side of Deer Park Avenue, 756.98' north of Lake Avenue, Deer Park, NY.

SCTM#0100-64-2-20.001

Zoning District: Business E

Subject Premises: 1899A Deer Park Avenue, Deer Park

6:40 p.m.

9. Application #22-163 of Best Way Auto Collision Inc. (applicant)/Acorn Commercial Realty Corp. (prop. owner), 725 Acorn Street, Deer Park, NY. Requesting renewal of a special exception permit to operate a public garage as an auto body repair shop; diminish off-street parking from 21 parking spaces to 15 parking spaces; outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the north side of Acorn Street, 362.36' east of N. 1st Street, Deer Park, NY.

SCTM#0100-43-1-23

Zoning District: Business Eb

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 26, 2022