

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, OCTOBER 21, 2021

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

6:00 p.m.

1. Application #21-174 of Philip Bruno (applicant)/Rosalie A. Bruno (prop. owner), 423 Half Hollow Road, Deer Park, NY. Permission to diminish distance to west side yard from 8' to 1.5'. All in connection with an existing accessory building (shed). Property located on the northwest corner of Half Hollow Road & Gleeland Street, Deer Park, NY.
SCTM#0100-18-1-34
Zoning District: Residence B Zone

6:05 p.m.

2. Application #21-168 of Debra Alfiero Rosario, 3 Clifton Street, Farmingdale, NY.
Permission to diminish distance to property line from 40' to 16.4' on Clifton Street; diminish distance to rear lot line from 6' to 2.1' on Clifton Street (for accessory building); diminish distance to property line from 40' to 4.3' on Clifton Street (for accessory structure). All in connection with an existing accessory building (shed) and accessory structure (shed). Property located on the southwest corner of Clifton Street, Farmingdale, NY.
SCTM#0100-70-3-1.002
Zoning District: Residence C Zone

6:10 p.m.

3. Application #21-173 of Bekime Azemi, 15 E. Minerva Road, Lindenhurst, NY. Permission to diminish east side yard from 10' to 9.7'; diminish total side yards from 25' to 14.6'; diminish rear yard setback from 30' to 25.3' with 6" roof overhang encroachment. All in connection with an existing rear addition. Property located on the south side of E. Kissimee Road, 260' west of E. Shore Road, Lindenhurst, NY.
SCTM#0100-190-5-96
Zoning District: Residence C Zone
Subject Premises: 25 E. Kissimee Road, Lindenhurst

6:15 p.m.

4. Application #21-170 of Richard Giegerich, 208 Bedell Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 22' -1" with 1' roof overhang and stair encroachment. All in connection with the erection of a front porch. Property located on the south side of Bedell Street, 140' east of Shelton Street, West Babylon, NY. SCTM#0100-134-3-3
Zoning District: Residence C Zone

6:20 p.m.

5. Application #21-172 of Cynthia Bowen, 136 49th Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 26.6' on Buffalo Avenue; diminish front yard setback from 30' to 16.3' on 49th Street with 2' roof overhang and stair encroachment; diminish distance to property line from 40' to 27' on Buffalo Avenue; diminish distance to property line from 40' to 29.7' on Buffalo Avenue (for pool). All in connection with the erection of two (2) front additions; front porch, and pool deck with stairs and an existing semi-inground pool. Property located on the northeast corner of 49th Street & Buffalo Avenue, Lindenhurst, NY. SCTM#0100-207-1-70
Zoning District: Residence B Zone

6:25 p.m.

6. Application #21-171 of Edgar Nelson Inc., 118 Lincoln Avenue, Deer Park, NY. Permission to diminish total lot area from 10,000 sq. ft. to 9,431 sq. ft.; diminish front yard setback from 30' to 21'; diminish rear yard setback from 40' to 38'; increase total building area from 20% to 21% (over by 98 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling with a two (2) car attached garage, front porch, and Bilco doors. Property located on the west side of Miller Avenue, 700' north of Schlegel Boulevard, North Amityville, NY. SCTM#0100-123-1-32
Zoning District: Residence B Zone
Subject Premises: 139 Miller Avenue, North Amityville

6:30 p.m.

7. Application #21-169 of John DePetrillo (applicant)/Oscar & Elvira Velasquez (prop. owner), 314 Avalon Court Drive, Melville, NY. Permission to diminish front yard setback from 30' to 23.3' on Walnut Road with 2' roof overhang encroachment; allow a two (2) family dwelling, a non-permitted use. All in connection with the erection of 1st & 2nd story additions. Property located on the southwest corner of New Highway & Walnut Road, North Amityville, NY. SCTM#0100-124-5-36.002
Zoning District: Residence B Zone
Subject Premises: 326 New Highway, North Amityville

6:35 p.m.

8. Application #21-148 of TC Jeep Inc. (tenant)/1104 Route 109 LLC (prop. owner), 3156 Hempstead Turnpike, Levittown, NY. Requesting renewal of a special exception permit to conduct a public garage as an auto repair shop; diminish off-street parking from 70 parking spaces to 20 parking spaces; outdoor storage of vehicles per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the south side of Route 109 (Fulton Street), 383' east of Carmans Road, Farmingdale, NY.

SCTM#0100-70-1-10.002 & 11

Zoning District: Industry G Zone

Subject Premises: 1102 & 1104 Route 109, Farmingdale

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 27, 2021