

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 26, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-177 of Serim Y. Magden, 34 Westchester Avenue, West Babylon, NY. Permission to increase total building area from 20% to 29.6% (over by 724.71 sq. ft.). All in connection with legally maintaining an existing gazebo, swimming pool, and a pool deck. Property located on the west side of Westchester Avenue, 675' south of Barnum Street, West Babylon, NY.
SCTM#0100-137-3-70
Zoning District: Residence B

6:05 p.m.

2. Application #23-178 of Anthony J. Aloisio, Kimberly Webb & John A. Aloisio, 85 W. 20th Street, Deer Park, NY. Permission to increase total building area from 30% to 63.3% (over by 2,011.29 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 87.7% (over by 1,052.7 sq. ft.); diminish distance to north side lot line from 2' to 0' (for block wall and patio); diminish distance to rear lot line from 2' to 0' (for block wall and patio); diminish distance to south side lot line from 2' to 0' (for block wall and patio). All in connection with legally maintaining an in-ground swimming pool, block walls, block patio, fire pit, and waterfall. Property located on the east side of W. 20th Street, 280.55' north of Grand Boulevard, Deer Park, NY.
SCTM#0100-59-1-60
Zoning District: Residence C

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6:10 p.m.

3. Application #23-174 of Anthony C. & Stephanie Nici, 79 Monarch Avenue, West Babylon, NY. Permission to increase total building area from 20% to 26.7% (over by 677.4 sq. ft.); diminish distance to south side lot line from 8' to 3'-9" (for shed); diminish distance to rear lot line from 8' to 2'-7" (for shed); increase number of front doors from one (1) to two (2). All in connection with legally maintaining an existing shed, 2nd story deck, a partial garage conversion, and two (2) front doors. Property located on the east side of Monarch Avenue, 100' south of Barnum Street, West Babylon, NY.
SCTM#0100-137-4-37
Zoning District: Residence B

6:15 p.m.

4. Application #23-162 of Michael Coccozza & Heather LaBarbera, 369 Columbus Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 23.5' (for portico); diminish rear yard setback from 30' to 24.7' (for proposed 2nd floor addition); increase total building area from 30% to 58.47% (over by 1,612.17 sq. ft.); diminish distance to west side lot line from 6' to 1.5' (for gazebo #1); diminish distance to rear lot line from 6' to 1.6' (for gazebo #1); diminish distance to rear lot line from 6' to 1.6' (for gazebo #2); increase total building area of rear yard from 45% to 98% (over by 780.1 sq. ft.); diminish distance to west side lot line from 2' to 1.33' (for patio); diminish distance to rear lot line from 2' to 0' (for patio); diminish distance to east side lot line from 2' to 0.8' (for patio). All in connection with the erection of a proposed 2nd story addition with front portico and to legally maintain two (2) existing gazebos and a concrete patio. Property located on the north side of Columbus Avenue, 125' east of Lafayette Road, West Babylon, NY.
SCTM#0100-145-2-91.002
Zoning District: Residence C

6:20 p.m.

5. Application #23-173 of 1179 Straight Path Holdings Corp., 1528 St. Louis Avenue, Bay Shore, NY. Permission to diminish total lot area from 12,500 sq. ft. to 7,248.07 sq. ft.; diminish front yard setback from 40' to 13.7'; diminish north side yard from 15' to 10.5'; diminish south side yard from 15' to 10' (for egress window well); diminish total side yards from 35' to 20.5'; diminish rear yard setback from 40' to 19.7'; increase total building area from 15% to 34.9% (over by 1,440.69 sq. ft.). All in connection with the erection of a proposed two (2) story single family dwelling. Property located on the east side of Straight Path, 231.92' north of Hamlin Avenue, West Babylon, NY.
SCTM#0100-102-1-13
Zoning District: Residence A
Subject Premises: 1179 Straight Path, West Babylon

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6:25 p.m.

6. Application #23-169 of G & R Building Corp. (applicant)/Ahmad Pasha (prop. owner), 280 Main Street, Farmingdale, NY. Permission to diminish width at front street line from 80' to 50'; diminish total lot area from 10,000 sq. ft. to 5,000 sq. ft.; diminish south side yard from 12' to 10'; diminish total side yards from 30' to 25'; increase total building area from 20% to 22.93% (over by 146.5 sq. ft.); with 1' roof overhang. All in connection with the erection of a proposed two (2) story single family dwelling with internal garage. Property located on the west side of S. 36th Street, 150' south of Long Island Avenue, Wyandanch, NY.
SCTM#0100-53-1-16
Zoning District: Residence B
Subject Premises: 98 S. 36th Street, Wyandanch

6:30 p.m.

7. Application #23-175 of Deer Park Quality Auto (tenant)/Wocheerjo Wholesale LLC (prop. owner), 85 Brook Avenue (a/k/a 5 Connor Lane), Deer Park, NY. Requesting renewal of a special exception permit to operate a public garage for auto body repair and the sale of used cars; diminish off-street parking from 26 parking spaces required to 20 parking spaces provided; allow outdoor storage of five (5) vehicles for either sale or awaiting repair. All in connection with an existing building (previously approved for three (3) years). Property located on the southeast corner of Brook Avenue & Connor Lane, Deer Park, NY.
SCTM#0100-118-3-26.001
Zoning District: Industry G

6:35 p.m.

8. Application #23-176 of 1822 Deer Park Holdings LLC & 1836 Deer Park Holdings LLC, Soundview Marketplace, Port Washington, NY. Permission to diminish rear yard setback from 50' to 17' (for Building A). All in connection with the proposed erection of two (2) restaurants. Property located on the southwest corner of N.Y.S. Route 231 (Deer Park Avenue) & Lake Avenue, Deer Park, NY.
SCTM#0100-63-1-57, 58, 68, 69 & 70
Zoning District: Business E
Subject Premises: 1822-1832 N.Y.S. Route 231 (Deer Park Avenue), Deer Park

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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
 October 2, 2023