

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 27, 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 #22-177 of Portia Hicks, 854 County Line Road, Amityville, NY. Permission to diminish distance to south side yard from 8' to 7.8'. All in connection with legally maintaining a one (1) car detached garage. Property located on the west side of County Line Road, 1,409.32' north of Plymouth Street, Amityville, NY.
SCTM#0100-163-1-20
Zoning District: Residence B

6:05 p.m.

2. Application #22-175 of DLS Fine Homes Inc., 115 Vincent Road, Hicksville, NY. Permission to diminish north side yard from 10' to 5.6'; diminish rear yard setback from 30' to 17.4'; with 2' roof overhang; diminish distance to north side yard from 6' to 2.4'; diminish distance to rear lot line from 6' to 0.8'; increase driveway from 40% of front yard to 61% (over by 306 sq. ft.). All in connection with legally maintaining a roofed over rear porch and accessory building (shed). Property located on the west side of Whittier Avenue, 200' north of Cooper Road, North Babylon, NY.
SCTM#0100-152-2-26
Zoning District: Residence C
Subject Premises: 78 Whittier Avenue, North Babylon

6:10 p.m.

3. Application #22-173 of Barry Lee, 81 Arizona Road South, North Babylon, NY. Permission to increase total building area from 20% to 27% (over by 720 sq. ft.). All in connection with the installation of an in-ground pool with pavers. Property located on the west side of Arizona Road South, 502.26' north of Barnum Street, North Babylon, NY.
SCTM#0100-104-2-4.001
Zoning District: Residence B

6:15 p.m.

4. Application #22-176 of Frank Ging, 157 Plymouth Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 25.5' (for porch); diminish north side yard from 10' to 5.6'; diminish rear yard setback from 30' to 26'. All in connection with the erection of a two (2) story rear addition, front porch, and a second story addition with interior alterations. Property located on the east side of Plymouth Street, north of Fern Terrace, West Babylon, NY.
SCTM#0100-221-1-42
Zoning District: Residence C

6:20 p.m.

5. Application #22-178 of Village Line Auto (tenant)/Path of Success (prop. owner), 123 Albany Avenue, Amityville, NY. Requesting renewal of a special exception permit to operate a public garage for auto body repair. All in connection with an existing building (previously approved for three (3) years). Property located on the northeast corner of Albany Avenue & Reed Place, Amityville, NY.
SCTM#0100-168-1-56
Zoning District: Industry Gb

6:25 p.m.

6. Application #22-179 of American Racing Headers (tenant)/Grand All Star Inc. (prop. owner), 880 Grand Boulevard, Deer Park, NY. Requesting renewal of a special exception permit to operate a public garage for auto repair (manufacture of prototypes); diminish off-street parking from 46 parking spaces to 32 parking spaces (previously approved for one (1) year). All in connection with an existing building. Property located on the southeast corner of Grand Boulevard & Burt Drive, Deer Park, NY.
SCTM#0100-67-1-22.022
Zoning District: Industry Ga

6:30 p.m.

7. Application #22-180 of So. Hubbards Commons, LLC c/o ShopOne Centers REIT, Inc., 60 East 42nd Street, New York, NY. Permission to diminish off-street parking from 119 parking spaces to 113 parking spaces. All in connection with a change of tenant use from retail to medical in a portion of a building. Property located on the north side of Sunrsie Highway (Route 27), 760' west of Hubbards Path, West Babylon, NY.
SCTM#0100-159-1-34.1
Zoning District: Business Eb
Subject Premises: 713 Sunrise Highway (Route 27), West Babylon

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
 October 3, 2022