

**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 Babylon Town Hall, 200 East Sunrise Highway, North Lindenhurst, New York on **THURSDAY, OCTOBER 29, 2020** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #20-132 of Jane Hughes, 25 E. Beach Promenade, Lindenhurst, NY. Permission to diminish west side yard from 10' to 7.4'; diminish total side yards from 25' to 13' with stair encroachment. All in connection with the erection of a 2nd story rear deck with stairs. Property located on the south side of E. Beach Promenade, 215' west of Shore Drive, Lindenhurst, NY.
SCTM#0100-186-3-83
Zoning District: Residence C Zone

6:05 p.m.

2. Application #20-133 of Timothy Newman, 35 Venedia Drive, Wheatley Heights, NY. Permission to diminish front yard setback from 30' to 27.8'; increase total building area from 20% to 29.71% (over by 370 sq. ft.) with 2' roof overhang and stair encroachment; diminish distance to south side yard from 8' to 5' (for rear deck). All in connection with the rebuilding of dwelling due to fire damage, front porch, and basement entrance and an existing rear deck with stairs. Property located on the east side of Venedia Drive, 240' north of Roma Avenue, Wheatley Heights, NY.
SCTM#0100-17-1-21
Zoning District: Residence B Zone

6:10 p.m.

3. Application #20-130a of Stanley Gilpin, 5 Nathalie Avenue, North Amityville, NY. Permission to diminish total lot area from 10,000 sq. ft. to 9,000 sq. ft.; diminish rear yard setback from 25' to 22' with 2' roof overhang encroachment; subdivide a property from 150' x 100' into 90' x 100'. All in connection with an existing one (1) family dwelling. Property located on the northwest corner of Cedar Road & East Street, Amityville, NY.
SCTM#0100-124-4-p/o 56
Zoning District: Residence B Zone
Subject Premises: 51 Cedar Road, Amityville (Lot #1)

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6:15 p.m.

4. Application #130b of Stanley Gilpin, 5 Nathalie Avenue, North Amityville, NY. Permission to diminish width at front property line from 80' to 60'; diminish total lot area from 10,000 sq. ft. to 6,000 sq. ft.; increase total building area from 20% to 23.1% (over by 189 sq. ft.); diminish distance to rear lot line from 8' to 1.3' (for shed); subdivide a parcel of land from 150' x 100' into 60' x 100'. All in connection with the erection of a one (1) family dwelling with front porch and an existing shed. Property located on the north side of Cedar Road, 90' west of East Street, Amityville, NY.

SCTM#0100-124-4-55 & p/o 56

Zoning District: Residence B Zone

Subject Premises: 51A Cedar Road, Amityville (Lot #2)

6:20 p.m.

5. Application #20-136a of MR Property Builders LLC, 281 Main Street, Farmingdale, NY. Permission to diminish width at front property line from 75' to 65'; diminish total lot area from 7,500 sq. ft. to 6,500 sq. ft.; subdivide a parcel of land from 140' x 100' into 65' x 100'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the southwest corner of 3rd Avenue & 9th Street, West Babylon, NY.

SCTM#0100-129-1-45

Zoning District: Residence C Zone

Subject Premises: 171 3rd Avenue, West Babylon

6:25 p.m.

6. Application #20-136b of MR Property Builders LLC, 281 Main Street, Farmingdale, NY. Permission to diminish front yard setback from 30' to 27.3' on 9th Street; diminish front yard setback from 30' to 20.9' on 3rd Avenue; diminish rear yard setback from 30' to 9.5' with 2' roof overhang and stair encroachment; subdivide a parcel of land from 140' x 100' into 75' x 100'. All in connection with an existing one (1) family dwelling with basement entrance. Property located on the southwest corner of 3rd Avenue & 9th Street, West Babylon, NY.

SCTM#0100-129-1-45

Zoning District: Residence C Zone

Subject Premises: 171 3rd Avenue, West Babylon

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6:30 p.m.

7. Application #20-129 of Ardelon LLC, 119 Cedar Place, Amityville, NY. Permission to diminish rear yard setback from 50' to 14'; diminish off-street parking from 18 parking spaces to 15 parking spaces. All in connection with the erection of a wellness center. Property located on the west side of Deer Park Avenue, 160' south of Pearl Street, Deer Park, NY.
SCTM#0100-21-1-41.001
Zoning District: Business E Zone
Subject Premises: 2056 Deer Park Avenue, Deer Park

6:35 p.m.

8. Application #20-137 of 500 West Main Street LLC, 222 Middle Country Road, Smithtown, NY. Permission to diminish off-street parking from 326 parking spaces to 236 parking spaces; lift previously imposed condition: "as per site plan, maximum medical use to be no more than 75% of usable floor area" as per case #00-199. All in connection with an existing building. Property located on the south side of Montauk Highway, 358' east of Fleets Point Drive, Babylon, NY.
SCTM#0100-223-2-6
Zoning District: Business E/Residence A Zones
Subject Premises: 500 West Main Street, Babylon

6:40 p.m.

9. Application #20-093 of 100 E. Sunrise Highway, LLC, c/o Keith P. Brown, 538 Broadhollow Road, Melville, NY. Permission to modify the condition from ZBA Case #05-511 which states, "that the medical arts office be limited to 4 personnel including doctors" to allow 11 medical personnel. All in connection with an existing medical building. Property located on the northeast corner of E. Sunrise Highway & N. Erie Avenue, Lindenhurst, NY.
SCTM#0100-208-1-33.001
Zoning District: Business Eb Zone
Subject Premises: 100 E. Sunrise Highway, Lindenhurst

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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.

APPLICANTS AND INTERESTED PARTIES MUST APPEAR AT THE TIME SET FORTH ABOVE. TO ACCOMPLISH SOCIAL DISTANCING, WE ARE ONLY ADMITTING APPLICANTS AND INTERESTED PARTIES ONE CASE AT A TIME. MASKS SHOULD BE WORN TO THIS PROCEEDING AND AT ALL TIMES WHILE YOU ARE IN THE BUILDING.

YOU ARE A ASKED TO PRE-REGISTER IF YOU PLAN TO ATTEND THE HEARING. PLEASE CALL (631) 957-3012 TO REGISTER. THIS WILL ALLOW THE TOWN TO ENSURE THE MEETING SET-UP COMPLIES WITH SOCIAL DISTANCING REQUIREMENTS.

BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN

Dated: Babylon Town Hall
 Lindenhurst, New York
 October 5, 2020