

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, NOVEMBER 2, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-186 of Joseph & Samantha Tutoli, 24 Jessen Avenue, Deer Park, NY. Permission to increase total building area from 20% to 42.92% (over by 1,638 sq. ft.); diminish distance to east side lot line from 2' to .5' (for existing patio); diminish distance to rear lot line from 2' to 1' (for existing patio). All in connection with legally maintaining an existing in-ground swimming pool and patio. Property located on the south side of Jessen Avenue, 323.31' east of Carlls Path, Deer Park, NY.
SCTM#0100-66-1-63
Zoning District: Residence B

6:05 p.m.

2. Application #23-180 of Kimraj Kevin Ramdhanie & Lisa Marie Tenreiro, 22 W. 16th Street, Deer Park, NY. Permission to diminish south side yard from 10' to 9.7'; diminish total side yards from 25' to 19.1'; increase total building area from 30% to 53.16% (over by 1,744.5 sq. ft.); increase total building area of rear yard for accessory structures from 45% to 79.16% (over by 1,016.18 sq. ft.); diminish distance to north side lot line from 2' to 0' (for patio); diminish distance to south side lot line from 2' to 0.5' (for patio). All in connection with legally maintaining an existing outdoor kitchen, attached outdoor powder room, gazebo, and pool patio. Property located on the west side of W. 16th Street, 225.45' south of Long Island Avenue, Deer Park, NY.
SCTM#0100-60-3-81
Zoning District: Residence C

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6:10 p.m.

3. Application #23-182 of Paul H. Friedlaender & Anne M. Wycoff, 1330 5th Street, West Babylon, NY. Permission to diminish rear yard setback from 30' to 27' (for proposed roofed over patio); increase total building area from 30% to 33% (over by 239.3 sq. ft.). All in connection with the erection of a proposed roofed over patio. Property located on the north side of 5th Street, 260' east of 13th Street, West Babylon, NY.
SCTM#0100-135-3-53
Zoning District: Residence C

6:15 p.m.

4. Application #23-181 of Junlin Yan, 186 Riviera Drive W., Lindenhurst, NY. Permission to diminish front yard setback from 30' to 20.28' on Riviera Drive West (for proposed portico/porch & 2nd floor addition); diminish front yard setback from 30' to 24.79' on Kissimee Road West (for 2nd floor addition); diminish rear yard setback from 30' to 29.9' (for proposed 2nd floor deck). All in connection with the erection of proposed 1st & 2nd story additions and the demolition of a detached garage. Property located on the northwest corner of Kissimee Road W. & Riviera Drive W., Lindenhurst, NY.
SCTM#0100-190-3-75
Zoning District: Residence C

6:20 p.m.

5. Application #23-185 of Peter J. Morris, Jr. & Peter J. Morris, Sr., 2 Puritan Place, West Babylon, NY. Permission to increase total building area from 15% to 23.8% (over by 1,298.82 sq. ft.); diminish distance to rear lot line from 10' to 6.8' (for existing shed #1); diminish distance to front property line from 50' to 30.1' on Arnold Avenue (for existing shed #1); diminish distance to east side lot line from 2' to 1' (for existing shed #2 and wood platform); diminish distance to rear lot line from 2' to 0.4' (for existing shed #2 and wood platform). All in connection with the erection of a proposed 2nd story addition and to legally maintain an existing deck, in-ground swimming pool, patio pavers, and two (2) sheds. Property located on the southeast corner of Puritan Place & Arnold Avenue, West Babylon, NY.
SCTM#0100-209-5-19
Zoning District: Residence A

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6:25 p.m.

6. Application #23-179 of Robert & Jennifer C. Lynn, 55 11th Avenue, West Babylon, NY. Permission to diminish front yard setback on 11th Avenue from 30' to 25.9' (for proposed porch); increase total building area from 30% to 37.5% (over by 597.68 sq. ft.); diminish distance to front street line on 3rd Street from 40' to 4.6' (for existing shed); diminish distance to front street line on 11th Avenue from 40' to 36' (for existing shed); diminish distance to south side lot line from 2' to 0' (for existing pavers). All in connection with the erection of a proposed portico and covered porch, and to legally maintain an existing shed and pavers. Property located on the southwest corner of 11th Avenue & 3rd Street, West Babylon, NY.
SCTM#0100-134-1-6
Zoning District: Residence C

6:30 p.m.

7. Application #23-184 of Syed Medical Care, LLC (tenant)/1637 Deer Park, LLC (prop. owner), 15 Sutton Hill Lane, New Hyde Park, NY. Permission to diminish off-street parking from 17 parking spaces required to ten (10) parking spaces provided. All in connection with proposed site improvements to an existing building for a doctor's office. Property located on the northeast corner of Oakland Avenue & Deer Park Avenue, Deer Park, NY.
SCTM#0100-88-4-8
Zoning District: Business E
Subject Premises: 1637 Deer Park Avenue, Deer Park

6:35 p.m.

8. Application #23-166 of Optima Realty LLC (tenant)/Town of Babylon Industrial Development Agency (prop. owner), 15 W. Jefryn Boulevard W., Deer Park, NY. Requesting a special exception permit for retail use as a food store in an Industry GA zone, a non-permitted use. All in connection with proposed interior alterations to expand a retail food store. Property located on the east side of Jefryn Boulevard W., 261.05' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-67-1-24.019
Zoning District: Industry Ga

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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 10, 2023