

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, NOVEMBER 3, 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 #22-181 of Junior Nunez, 235 Caboto Avenue, Copiague, NY. Permission to diminish distance to north side yard from 6' to 3.9'. All in connection with legally maintaining an existing shed. Property located on the west side of Caboto Avenue, 100' north of Dante Street, Copiague, NY.
SCTM#0100-199-2-92
Zoning District: Residence C

6:05 p.m.

2. Application #22-182 of Christina O'Neill, 311A Prairie Drive, North Babylon, NY. Permission to diminish west side yard from 10' to 4'; diminish total side yards from 25' to 14.6'; with 1' roof overhang. All in connection with the erection of a 2nd story addition. Property located on the north side of Prairie Drive, 1,225.21' west of Woods Road, North Babylon, NY.
SCTM#0100-111-1-68
Zoning District: Residence C

6:10 p.m.

3. Application #22-184 of Joseph Mazzaresse, 15 Glen Lane, Copiague, NY. Permission to diminish front yard setback from 30' to 25.3'; diminish west side yard from 10' to 7.1'; diminish total side yards from 25' to 22.7'. All in connection with the erection of first and second floor additions. Property located on the north side of Glen Lane, 123.93' west of William Street, Copiague, NY.
SCTM#0100-180-4-37
Zoning District: Residence C

6:15 p.m.

4. Application #22-187 of Christina Jackson James, 424 President Place, West Babylon, NY. Permission to diminish south side yard from 12' to 6.7' (for addition); diminish total side yards from 30' to 23.5'; increase total building area from 20% to 46.51% (over by 1,320.76 sq. ft.); diminish distance to north side yard from 2' to 0' (for existing patio). All in connection with the erection of a one (1) story addition and to legally maintain existing concrete patios. Property located on the west side of President Place, 337.07' south of Sunrise Highway (Route 27) South Service Road, West Babylon, NY.
SCTM#0100-159-3-33
Zoning District: Residence B

6:20 p.m.

5. Application #22-183 of Terri Cody, 1508 3rd Street, West Babylon, NY. Permission to diminish rear yard setback from 30' to 29.5'; increase total building area from 30% to 52.3% (over by 1,673 sq. ft.); with 1' roof overhang; diminish distance to east side yard from 2' to 1' (for concrete pavers); increase area of driveway in front yard from 40% to 64% (over by 381 sq. ft.). All in connection with the erection of a 2nd story rear addition and to legally maintain existing concrete patio pavers and front driveway. Property located on the north side of 3rd Street, 75' east of 15th Avenue, West Babylon, NY.
SCTM#0100-138-3-52
Zoning District: Residence C

6:25 p.m.

6. Application #22-096 of Claudia Stewart, 35 Colonial Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 22.9'; diminish rear yard setback from 30' to 23'; increase total building area from 30% to 64.52% (over by 1,894.22 sq. ft.); with 2' roof overhang and stair encroachments; increase total building area of rear yard from 45% to 89.29% (over by 616 sq. ft.); diminish distance to rear lot line from 2' to 0' (for patio); diminish distance to south side yard from 2' to 0.4' (for shed); diminish distance to rear lot line from 2' to 0.1' (for shed). All in connection with the erection of a 2nd story addition, and to legally maintain a deck, patio, and shed. Property located on the east side of Colonial Road, 60' north of Broadway, West Babylon, NY.
SCTM#0100-145-4-58
Zoning District: Residence C

6:30 p.m.

7. Application #22-174 of UA America Inc., 7491 Federal Highway, Boca Raton, FL.
Permission to diminish width at front property line from 75' to 40'; diminish total lot area from 7,500 sq. ft. to 4,000 sq. ft.; diminish north side yard from 10' to 5'; diminish total side yards from 25' to 15'; diminish rear yard setback from 30' to 26'; with 2' roof overhang and 4' stoop encroachment. All in connection with the erection of a proposed two-story single family dwelling. Property located on the east side of East Riviera Drive, 60' south of Saltaire Road East, Lindenhurst, NY.
SCTM#0100-186-3-6
Zoning District: Residence C
Subject Premises: 269 East Riviera Drive, Lindenhurst

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 11, 2022