

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 16, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-195 of Mahendra & Kundan Patel, 844 County Line Road, Amityville, NY. Permission to diminish front yard setback from 30' to 20' on Ritter Avenue (for roofed over patio). All in connection with legally maintaining an existing roofed over patio. Property located on the northeast corner of Ritter Avenue & County Line Road, Amityville, NY.
SCTM#0100-163-1-24
Zoning District: Residence B

6:05 p.m.

2. Application #22-109 of Laborde Dodard, 108 New York Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 24.9' (for portico); increase total building area from 20% to 65.72% (over by 4,572 sq. ft.); diminish distance to north side lot line from 8' to 0.7' (for metal pergola); diminish distance to rear lot line from 8' to 1.9' (for metal pergola); diminish distance to south side lot line from 8' to 2.1' (for shed); increase total building area of the rear yard from 45% to 95.24% (over by 1,714 sq. ft.); diminish distance to rear lot line from 2' to 1.6' (for wood pergola); diminish distance to rear lot line from 6' to 2' (for hot tub); diminish distance to north side lot line from 2' to 0.0' (for patio); diminish distance to rear lot line from 2' to 0.0' (for patio). All in connection with the demolition of an existing two (2) story dwelling and the erection of a new two (2) story single-family dwelling, and to legally maintain an existing metal pergola, a wood pergola with hot tub, a frame shed, and a block patio. Property located on the west side of New York Avenue, 100' north of Barnum Street, West Babylon, NY.
SCTM#0100-107-2-13
Zoning District: Residence B

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6:10 p.m.

3. Application #23-189a (Lot #1) of Edward Ratuszny & Krzysztof Ratuszny, 33 Paine Street, Lindenhurst, NY. Permission to diminish width at front property line from 80' to 65.21' on 50th Street; diminish total lot area from 10,000 sq. ft. to 6,532.08 sq. ft.; diminish front yard setback from 30' to 23.5' on 50th Street; diminish front yard setback from 30' to 18.80' on Buffalo Avenue; to subdivide a parcel of land from 100.17' x 125.21' into 100.17' x 65.21'. All in connection with the subdivision of a parcel of land into two (2) lots and to legally maintain an existing single-family dwelling with front porch on Lot #1. Property located on the southwest corner of 50th Street & Buffalo Avenue, Lindenhurst, NY.
SCTM#0100-207-1-p/o 62
Zoning District: Residence B
Subject Premises: p/o 207 50th Street, Lindenhurst

6:15 p.m.

4. Application #23-189b (Lot #2) of Edward Ratuszny & Krzysztof Ratuszny, 33 Paine Street, Lindenhurst, NY. Permission to diminish width at front property line from 80' to 60'; diminish total lot area from 10,000 sq. ft. to 6,010.2 sq. ft.; to subdivide a parcel of land from 100.17' x 125.21' into 100.17' x 60'. All in connection with the subdivision of a parcel of land into two (2) lots and the erection of a proposed single-family dwelling with front porch. Property located on the south side of 50th Street, 65.21' west of Buffalo Avenue, Lindenhurst, NY.
SCTM#0100-207-1-p/o 62
Zoning District: Residence B
Subject Premises: p/o 207 50th Street, Lindenhurst

6:20 p.m.

5. Application #23-193 of Con-strux, LLC (tenant)/Muncy Avenue, LLC (prop. owner), 690 Muncy Avenue, Lindenhurst, NY. Requesting renewal of permission for outdoor storage of a concrete crushing machines, pre-crushed and crushed materials, vibrating grizzle, conveyor belt, generator and tanks. All in connection with an existing concrete recycling facility (previously approved for three (3) years). Property located on the northwest corner of Muncy Avenue & Henry Street, Lindenhurst, NY.
SCTM#0100-215-1-14.002
Zoning District: Industry H

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6:25 p.m.

6. Application #23-188 of Novak Motors/Fusion Auto Finance, LLC (tenant)/Calvert Family Daniel Street, LLC (prop. owner), 215 Daniel Street, East Farmingdale, NY. Requesting a special exception permit to operate a public garage for storage and sales of vehicles; diminish off-street parking from 267 parking spaces to 94 parking spaces; allow outdoor storage in east and west side yards, a non-permitted use. All in connection with an existing building and changes to previously approved site plan for parking and outdoor storage of vehicles. Property located on the north side of Daniel Street, 768' west of NYS Route 110 (Broadhollow Road), East Farmingdale, NY.
SCTM#0100-32-1-5
Zoning District: Industry G

6:30 p.m.

7. Application #23-171 of Boss Auto Sales, Inc. (tenant)/Namrog Holding Corp. (prop. owner), 450 Wyandanch Avenue, West Babylon, NY. Requesting a special exception permit to operate a public garage for auto repairs and for auto sales and display; diminish off-street parking from twelve (12) parking spaces required to seven (7) parking spaces provided; allow outdoor storage of no more than sixteen (16) vehicles (for sale and for vehicles awaiting repair); allow outside storage in the front yard not enclosed by 6' high fence. All in connection with an existing building and to legally maintain auto repair and sales use. Property located on the southwest corner of Wyandanch Avenue & Gates Street (Belmont Avenue). West Babylon, NY
SCTM#0100-110-1-10
Zoning District: Industry G

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 23, 2023