

**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

**TANNER PARK SENIOR CENTER
2 BAYLAWN AVENUE
COPIAGUE, NEW YORK**

on **THURSDAY, NOVEMBER 19, 2020**

to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #20-147 of David Mauro, 336 W. 17th Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 15.1' on Westview Avenue with 1'

roof overhang encroachment. All in connection with the erection on a 2nd attached garage. Property located on the northwest corner of W.17th Street & Westview Avenue, Deer Park, NY.

SCTM#0100-85-3-119

Zoning District: Residence C Zone

6:05 p.m.

2. Application #20-150 of Karen Westerberg, 9 Jayme Drive, North Babylon, NY. Permission to diminish rear yard setback from 40' to 31.6'; increase total building area from 15% to 19.3% (over by 579 sq. ft.) with 1' roof overhang encroachment. All in connection with the erection of a rear porch. Property located on the west side of Jayme Drive, 235.99' south of Denise Drive, North Babylon, NY.

SCTM#0100-144-5-5

Zoning District: Residence A Zone

6:10 p.m.

3. Application #20-144 of Urszula Habiak & Piotr Kocur, 310 Brookside Court, Copiague, NY. Permission to diminish front yard setback from 30' to 25'; diminish west side yard from 10' to 6'; diminish total side yards from 25' to 17.9' with 2' roof overhang. All in connection with the erection of a one (1) car attached garage. Property located on the south side of Brookside Court, 120' west of St. Ann's Avenue, Copiague, NY.

SCTM#0100-195-2-6

Zoning District: Residence C Zone

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6:15 p.m.

4. Application #20-149 of 181 Merrit Avenue Inc., 85 Old Shore Road, Port Washington, NY. Permission to diminish width at front property line from 75' to 50' on Merrit Avenue; diminish total lot area from 7,500 sq. ft. to 5,000 sq. ft.; diminish front yard setback from 30' to 12' on N. 25th Street; diminish east side yard from 10' to 8'. All in connection with the erection of a one (1) family dwelling with front porch and bilco doors. Property located on the northeast corner of Merrit Avenue & N. 25th Street, Wyandanch, NY.
SCTM#0100-39-3-82
Zoning District: Residence C Zone
Subject Premises: 181 Merrit Avenue, Wyandanch

6:20 p.m.

5. Application #20-146 of Denis Kelly d/b/a AAA Unique Auto Body, Inc., 153 Bond Street, West Babylon, NY. Renewal of special exception permit to conduct public garage for auto body and repair shop. All in connection with a portion of an existing building (previously approved for four (4) years). Property located on the north side of Saxwood Street, 329.37' east of E. Industry Court, Deer Park, NY.
SCTM#0100-68-1-15.002
Zoning District: Industry Ga Zone
Subject Premises: 3-D Saxwood Street, Deer Park

6:25 p.m.

6. Application #20-134 of Park Avenue Auto Body, Inc., 1550 3rd Street, West Babylon, NY. Renewal of special exception permit to conduct a public garage for auto body repair; outdoor storage of vehicles awaiting repair. All in connection with an existing building (previously approved for three (3) years). Property located on the northeast corner of Little East Neck Road & Park Avenue, West Babylon, NY.
SCTM#0100-216-2-13.001 & 14.001
Zoning District: Business E Zone
Subject Premises: 423 Park Avenue, W. Babylon

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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 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 26, 2020