

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 30, 2023**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-191 of Shaheen Bradley, 29 Birch Avenue E., Farmingdale, NY. Permission to diminish distance to front property line on Birch Circle South from 40' to 10' for proposed pool (above-ground). All in connection with the installation of a proposed above-ground swimming pool. Property located on the southeast corner of Birch Circle S. & Birch Avenue E., Farmingdale, NY.
SCTM#0100-49-1-37
Zoning District: Residence C

6:05 p.m.

2. Application #23-192 of Georgette Michel Kerr or Lauren Marie Spanjich as trustees under the Scott Spanjich & Dale C. Michel-Spanjich Irrevocable Trust, 25 Harbor Court, Copiague, NY. Permission to increase total building area from 30% to 38.3% (over by 1,043 sq. ft.); diminish distance to west side lot line from 10' to 7.1' (for shed #1); diminish distance to east side lot line from 10' to 1' (for shed #2); diminish distance to front street line from 50' to 41.2' (for shed #1); diminish distance to front street line from 50' to 41.2' (for shed #2). All in connection with the installation of a proposed in-ground swimming pool and to legally maintain two (2) existing sheds. Property located on the south side of Harbor Court, 171.94' west of Schooner Lane, Copiague, NY.
SCTM#0100-185-1-19
Zoning District: Residence A

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6:10 p.m.

3. Application #23-198 of Anthony & Elizabeth A. Vidas, 56 N. Emerson Avenue, Copiague, NY. Permission to diminish front yard setback from 30' to 25' (for porch); diminish north side yard from 10' to 7.9'; diminish total side yards from 25' to 24.7'. All in connection with the erection of proposed 1st floor & 2nd floor additions and a roofed over front porch. Property located on the east side of N. Emerson Avenue, 589.38' north of Warwick Avenue, Copiague, NY.
SCTM#0100-179-4-97
Zoning District: Residence C

6:15 p.m.

4. 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); diminish rear yard setback from 30' to 24.5' (for roofed over patio); 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, covered porch and a rear covered patio, 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

6:20 p.m.

5. Application #23-194 of Deer Park LLC, 720 E. Palisade Avenue, Englewood Cliffs, NJ. Requesting permission to increase sign height from 15' to 20'-9"; increase sign area from 50 sq. ft. to 450 sq. ft.; diminish setback from 10' to 3.5' on west side. All in connection with an existing directory sign (previously approved for three years (expired April 5, 2021)). Property located on the east side of Deer Park Avenue, 207.45' south of Bay Shore Road, Deer Park, NY.
SCTM#0100-89-2-86
Zoning District: Business E
Subject Premises: 20-74 Deer Shore Square, Deer Park

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6:25 p.m.

6. Application #23-196 of Village Auto Body (tenant)/Path of Success Enterprises, Inc. (prop. owner), 123 Albany Avenue, Amityville, NY. Requesting renewal of a special exception permit to operate a public garage for auto body repair. All in connection with an existing building (previously approved for one (1) year).
Property located on the northeast corner of Albany Avenue & Reed Place, Amityville, NY.
SCTM#0100-168-1-56
Zoning District: Industry Gb

6:30 p.m.

7. Application #23-197 of G & J Bestway 2 Auto Repair Inc. (tenant)/Bestway Wyandanch Realty Corp. (prop. owner), 160 Long Island Avenue, Wyandanch, NY. Requesting renewal of a special exception permit to operate a public garage for auto body repair; diminish off-street parking from six (6) parking spaces required to two (2) parking spaces provided; allow outdoor storage of vehicles as per site plan. All in connection with an existing building (previously approved for one (1) year). Property located on the southwest corner of Long Island Avenue & S. 26th Street, Wyandanch, NY.
SCTM#0100-56-1-39.002
Zoning District: Business E

6:35 p.m.

8. Application #23-187 of Bright Auto Collision, LLC (tenant)/Nemat Realty Corp.; (prop. owner), 1590 4th Street, West Babylon, NY. Requesting a special exception permit to operate a public garage as an auto repair shop and used car lot; outdoor storage and display of vehicles for sale and awaiting repair. All in connection with a portion of an existing building. Property located on the northwest corner of Sunrise Highway & Great Neck Road, Copiague, NY.
SCTM#0100-175-1-49.002
Zoning District: Business E
Subject Premises: 1148 Sunrise Highway, Copiague

6:40 p.m.

9. Application #23-199 of Budding Industry Group LLC (tenant)/North & East Management LLC (prop. owner), 94 E. Industry Court, Deer Park, NY. Requesting a special exception permit to operate a retail marijuana dispensary; to diminish off-street parking from 87 parking spaces required to 60 parking spaces provided. All in connection with a portion of an existing building. Property located on the west side of E. Industry Court, 562.78' north of Grand Boulevard, Deer Park, NY.
SCTM#0100-68-1-27
Zoning District: Industry G

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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
 November 6, 2023