

**PLEASE NOTE LOCATION CHANGE**  
**ZBA MEETING OF DECEMBER 1, 2022**

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 the

**WEST BABYLON COMMUNITY YOUTH CENTER**  
**75 SAWYER AVENUE**  
**WEST BABYLON, NY 11704**

on **THURSDAY, DECEMBER 1, 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 #22-197 of Carlos Cathedral, 572 Empire Avenue, West Babylon, NY. Permission to increase total building area from 20% to 26% (over by 606 sq. ft.). All in connection with the installation of an in-ground pool and pavers. Property located on the west side of Empire Avenue, 200' south of Barnum Street, West Babylon, NY.  
SCTM#0100-137-4-41  
Zoning District: Residence B

**6:05 p.m.**

2. Application #22-196 of Celeste & Roy Davis, Jr., 8 Dr. Reed Boulevard, Amityville, NY. Permission to increase total building area from 20% to 29.76% (over by 983.69 sq. ft.). All in connection with a proposed outdoor kitchen, patio, and deck, and to legally maintain an existing hot tub and shed. Property located on the south side of Dr. Reed Boulevard, 256.01' west of Albany Avenue, Amityville, NY.  
SCTM#0100-123-2-21.040  
Zoning District: Residence B

**6:10 p.m.**

3. Application #22-195 of Theresa Ann Garelli, 13 Santa Barbara Road East, Lindenhurst, NY. Permission to diminish east side yard from 10' to 8.5'; diminish rear yard setback from 30' to 20.2'; with stair encroachment. All in connection with the erection of a proposed sunroom with stairs. Property located on the south side of Santa Barbara Road East, 2,137.17' east of Riviera Drive East, Lindenhurst, NY.  
SCTM#0100-188-1-66  
Zoning District: Residence C

**6:15 p.m.**

4. Application #22-198 of Jeremy Block, 21 Hayes Road, Amityville, NY. Permission to increase height of accessory building (detached garage) from 14' to 17'-9"; increase area of garage per bay from 250 sq. ft. to 480 sq. ft. (over by 230 sq. ft.); increase height of garage door from 7' to 10'. All in connection with the erection of a one (1) car detached garage. Property located on the north side of Hayes Road, 540' west of Coolidge Avenue, Amityville, NY.  
SCTM#0100-182-1-110  
Zoning District: Residence C

**6:20 p.m.**

5. Application #22-199 of Marvin Canales, 102 E. Carmans Road, Farmingdale, NY. Permission to diminish south side yard from 10' to 3'; diminish total side yards from 25' to 6.7'; diminish rear yard setback from 30' to 28.5'; increase total building area from 30% to 44% (over by 866 sq. ft.); increase number of front doors from one (1) to two (2). All in connection with the erection of a side addition to attach a detached garage, a shed and a deck. Property located on the west side of E. Carmans Road, 481.09' north of Birch Court, Farmingdale, NY.  
SCTM#0100-48-1-34  
Zoning District: Residence C

**6:25 p.m.**

6. Application #22-200 of Marianne Senkus, 667 Peconic Avenue, West Babylon, NY. Permission to diminish front yard setback from 30' to 27.8' on Peconic Avenue (for proposed addition); diminish front yard setback from 30' to 6.1' on Bishop Road (for proposed addition); with roof overhang encroachment; diminish distance to front property line from 40' to 17' on Bishop Road (for pergola); diminish distance to front property line from 40' to 32' on Bishop Road (for deck). All in connection with the erection of a two (2) story addition, and to legally maintain an above-ground pool, pool deck, and pergola. Property located on the northwest corner of Peconic Avenue & Bishop Road, West Babylon, NY.  
SCTM#0100-140-3-35  
Zoning District: Residence C

**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  
                  November 7, 2022  
                  UPDATED: NOVEMBER 22, 2022