

**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:

**Old Town Hall
47 W. Main Street
Babylon, New York 11702**

on **THURSDAY, DECEMBER 2, 2021**

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

6:00 p.m.

1. Application #21-195 of Golda Payne, 124 Fillmore Avenue, Deer Park, NY. Permission to diminish rear yard setback from 40' to 17.7' with 1' roof overhang. All in connection with an existing rear porch. Property located on the west side of Fillmore Avenue, 114.15' south of Tell Avenue, Deer Park, NY.
SCTM#0100-93-1-133
Zoning District: Residence B

6:05 p.m.

2. Application #21-193 of Joseph Schiano, 47 W. 17th Street, Deer Park, NY. Permission to increase total building area from 30% to 33.9% (over by 294 sq. ft.). All in connection with an existing bi-level rear deck with stairs. Property located on the east side of W. 17th Street, 150.30' north of Lake Avenue, Deer Park, NY.
SCTM#0100-60-3-72
Zoning District: Residence C

6:10 p.m.

3. Application #21-197 of Mario Piazza, 117 Wright Avenue, Deer Park, NY. Permission to diminish north side yard from 10' to 6'; diminish total side yards from 25' to 16.2'; increase total building area from 30% to 54% (over by 1,532 sq. ft.). All in connection with an existing rear porch and pavers. Property located on the east side of Wright Avenue, 160' north of Liberty Street, Deer Park, NY.
SCTM#0100-24-1-71
Zoning District: Residence C

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6:15 p.m.

4. Application #21-199 of Maria Gatti, 9 Denise Drive, N. Babylon, NY. Permission to diminish front yard setback from 40' to 11'-8"; diminish rear yard setback from 40' to 36.7' with 2' roof overhang encroachment. All in connection with the erection of a front and rear addition. Property located on the west side of Denise Drive, 205' north of Katie Court, N. Babylon, NY.
SCTM#0100-147-1-7
Zoning District: Residence A

6:20 p.m.

5. Application #21-198 of Jerome & Rosanna Martellaro, 65 Dock Street, Copiague, NY. Permission to diminish front yard setback from 30' to 16.3' on Dock Street; diminish rear yard setback from 30' to 3.8'; increase total building area from 30% to 48.8% (over by 1,034 sq. ft.) with stair encroachment. All in connection with the erection of a 2nd story side/rear deck with stairs. Property located on the northwest corner of Dock Street & Baylawn Avenue, Copiague, NY.
SCTM#0100-181-4-41
Zoning District: Residence C

6:25 p.m.

6. Application #21-200 of Lukasz Zieba, 151 Claremont Street, Deer Park, NY. Permission to increase garage door height from 14' to 14'-7"; diminish distance to property line from 40' to 38.9' on Wildwood Avenue; increase number of bays for a private garage from two (2) to three (3); increase total building area for garage from 550 sq. ft. to 884 sq. ft. (over by 334 sq. ft.); allow three (3) plumbing fixtures in the bathroom of a detached garage where none are permitted; increase door height from 7' to 7'-6". All in connection with an existing addition to a detached garage. Property located on the northeast corner of Claremont Street & Wildwood Avenue, Deer Park, NY.
SCTM#0100-22-1-28
Zoning District: Residence B

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6:30 p.m.

7. Application #21-191 of Bryan's Auto Body Collision, Inc., 431 Falmouth Road, N. Babylon, NY. Requesting renewal of a special exception permit to operate a public garage for auto body repair; outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the northwest corner of Falmouth Road & Neptune Avenue, N. Babylon, NY.
SCTM#0100-145-5-86.001
Zoning District: Industry Ga

6:35 p.m.

8. Application #21-190 of NuCO2 Supply LLC (tenant)/56-67-71-71b East Carmans Rd LLC (prop. owner), 2800 SE Market Place, Stuart, FL. Requesting renewal of permission for outdoor storage of CO2 tanks in side yard; increase number of buildings from one (1) to two (2) (main building and storage). All in connection with existing buildings (previously approved for three (3) years). Property located on the northeast corner of E. Carmans Road & Bonwit Place, Farmingdale, NY.
SCTM#0100-49-2-9
Zoning District: Industry G
Subject Premises: 57 E. Carmans Road, Farmingdale

6:40 p.m.

9. Application #21-194 of West Babylon Gardens LLC, c/o The Curcio Organization, 400 Flurry Lane, W. Babylon, NY. Permission to diminish total lot area from two (2) acres to 1.4 acres, or 61.233 sq. ft.; diminish front yard setback from 40' to 25' (for building #1); diminish north side yard from 40' to 20' (for building #1); diminish south side yard from 40' to 22.4' (for building #2); diminish rear yard setback from 50' to 25.9' (for building #1); diminish area from 4,000 sq. ft. per unit to 2,040 sq. ft. per unit; increase number of units per acre from 10 units to 21.27 units per acre; allow lofts above 2nd floor where no habitable space is permitted. All in connection with the erection of two (2) apartment buildings with 28 one (1) - bedroom units. Property located on the south side of Farmingdale Road (Route 109), 1,947.73' west of Elmwood Road, W. Babylon, NY.
SCTM#0100-209-2-24
Zoning District: Multi Residence
Subject Premises: 266 – 270 Farmingdale Road (Route 109), W. Babylon

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6:45 p.m.

10. Application #21-196 of Lighthouse Village Estates LLC, 400 Flurry Lane, W. Babylon, NY. Permission to diminish total lot area from two (2) acres to 1.16 acres; diminish total side yards from 40' to 16.8' (for building #1); diminish total side yards from 40' to 14.5' (for building #2); diminish rear yard setback from 50' to 16' (for building #1); diminish rear yard setback from 50' to 16' (for building #2); diminish rear yard setback from 50' to 19.2' (for building #3); diminish total side yards from 40' to 12' (for building #3); diminish total side yards from 80' to 26.5' (for building #3); diminish total building area from 4,000 sq. ft. per unit to 3,156 sq. ft. per unit; increase number of units from 10 units per acre to 16 units per acre; diminish distance between building #1 and building #2 from 50' to 21.6'; allow lofts above 2nd floor where no habitable space is permitted. All in connection with the erection of three (3) buildings with 16 – one (1) bedroom units with site improvements. Property located on the north end of Lake Boulevard, 270' north of Garden Place, Lindenhurst, NY.
SCTM#0100-206-3-1, 4 & 32 and 0100-206-4-2 & 3
Zoning District: Multi Residence
Subject Premises: 71 Lake Boulevard & Garden Place; 841 & 843 Lake Boulevard (p/o Lake Boulevard), 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
November 8, 2021