

**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, DECEMBER 3, 2020**

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

**6:00 p.m.**

1. Application #20-151 of Ocean Blue Innovation, Inc., 81 Robby Lane, New Hyde Park, NY. Permission to diminish front yard setback from 30' to 20'; diminish north side yard from 10' to 6' (for rear deck); diminish rear yard setback from 30' to 6.5' with stair encroachment; diminish distance to front property line from 40' to 3'. All in connection with an existing rear deck with stairs and front decks with stairs. Property located on the west side of Surf Road, 820.76' south of Miramar Boulevard, Lindenhurst, NY.  
SCTM#0100-190-1-31  
Zoning District: Residence C  
Subject Premises: 116 Surf Road, Lindenhurst

**6:05 p.m.**

2. Application #20-156 of John Balzano, 25 Baylawn Avenue, Copiague, NY.  
Permission to diminish width at front property line from 75' to 71.23'; diminish total lot area from 7,500 sq. ft. to 7,232 sq. ft.; diminish front yard setback from 30' to 17'; diminish rear yard setback from 30' to 23.2' with 2' roof overhang and 2' stair encroachment. All in connection with the erection of a front porch and two (2) story side addition. Property located on the east side of Baylawn Avenue, 275' south of Montauk Highway, Copiague, NY.  
SCTM#0100-192-1-40  
Zoning District: Residence C Zone

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**6:10 p.m.**

3. Application #20-152 of 111 Eads Street, LLC, 62 S. 2<sup>nd</sup> Street, Suite 2, Deer Park, NY. Permission to diminish off-street parking from 14 parking spaces to 9 parking spaces. All in connection with an existing building. Property located on the east side of Eads Street, 1,103' north of Edison Avenue, W. Babylon, NY.  
SCTM#0100-74-2-26.001  
Zoning District: Industry G  
Subject Premises: 111 Eads Street, W. Babylon

**6:15 p.m.**

4. Application #20-154 of Miss Midgies Cuddly Corner, Inc. d/b/a Miss Midgies Preschool, 40 West 4<sup>th</sup> Street, Patchogue, NY. Requesting special exception permit to operate a pre-school/daycare. All in connection with an existing building. Property located on the north side Farmingdale Road (Route 109), 65.52' west of Glenda Road, W. Babylon, NY.  
SCTM#0100-209-3-12.002 & 0100-210-1-23  
Zoning District: Business E  
Subject Premises: 155 Farmingdale Road, W. Babylon

**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  
November 9, 2020