

**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 9, 2021**

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

6:00 p.m.

1. Application #21-201 of Michael Marra, 441 Arnold Avenue, West Babylon, NY.
Permission to diminish distance to north side yard from 6' to 9"; increase area of two (2) bays for a private garage from 500 sq. ft. to 636 sq. ft. (over by 136 sq. ft.). All in connection with an existing one (1) car detached garage. Property located on the east side of Arnold Avenue, 257.52' north of Linton Court, West Babylon, NY.
SCTM#0100-209-2-10.003
Zoning District: Residence C Zone

6:05 p.m.

2. Application #21-202 of Edna McPherson, 22 Brandon Avenue, Amityville, NY.
Permission to increase height from 30' to 35'; diminish front yard setback from 30' to 27.5' on Volta Drive; diminish front yard setback from 30' to 15' on Puccini Place; diminish rear yard setback from 25' to 13'; increase total building area from 20% to 27.9% (over by 949 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of a one (1) family dwelling with two (2) car internal garage, front and rear porches, and rear deck with stairs.
Property located on the northwest corner of Volta Drive & Puccini Place, Deer Park, NY.
SCTM#0100-17-1-78
Zoning District: Residence B Zone
Subject Premises: 46 Volta Drive, Deer Park

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6:10 p.m.

3. Application #21-204 of JAS 109 Mart Inc. (tenant)/138F Realty Corp. (prop. owner), 605 Route 109, West Babylon, NY. Requesting renewal of permission for outdoor storage of propane tanks as per site plan. All in connection with an existing gas station with convenience store (previously approved for three (3) years). Property located on the north side of Kellum Street, 425' west of Junction Avenue, West Babylon, NY.

SCTM#0100-133-2-67

Zoning District: Business E Zone

6:15 p.m.

4. Application #21-203 of Stephen Dubinsky, 358 Little East Neck Road, West Babylon, NY. Requesting renewal of a special exception permit for an animal kennel and doggie day care; diminish off-street parking from five (5) spaces to two (2) spaces. All in connection with an existing building (previously approved for three (3) years). Property located on the west side of Little East Neck Road (Route 109), 309.23' south of Great Neck Road, West Babylon, NY.

SCTM#0100-216-2-4.001

Zoning District: Business E Zone

6:20 p.m.

5. Application #21-186 of All Island Paving Co., Inc. (tenant)/1178 Sunrise Highway LLC (prop. owner), 1178 Sunrise Highway, Copiague, NY. Permission to diminish front yard setback from 45' to 12.2' (for garage); diminish front yard setback from 45' to 23.2' (for office); allow outdoor storage as per site plan. All in connection with two (2) existing buildings. Property located on the north side of Sunrise Highway, approximately 400' west of Decker Street, Copiague, NY.

SCTM#0100-175-2-52 & 53

Zoning District: Business Eb Zone

6:25 p.m.

6. Application #21-206a of MR Property Builders LLC, 281 Main Street, Farmingdale, NY. Permission to diminish width at front property line from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 6,000 sq. ft.; subdivide a parcel of land from 140' x 100' into 60' x 100'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the north side of Ferndale Court, 100' east of Pinelawn Avenue, Copiague, NY.

SCTM#0100-196-2-p/o 95 & 96 (Lot #1)

Zoning District: Residence C Zone

Subject Premises: 195 Ferndale Court, Copiague

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6:30 p.m.

7. Application #21-206b of MR Property Builders LLC, 281 Main Street, Farmingdale, NY. Permission to diminish east side yard from 10' to 8'; diminish total side yards from 25' to 22.3' with 2' roof overhang encroachment; subdivide a parcel of land from 140' x 100' into 80' x 100'. All in connection with an existing one (1) family dwelling and attached garage. Property located on the north side of Ferndale Court, 100' east of Pinelawn Avenue, Copiague, NY.

SCTM#0100-196-2-p/o 95 (Lot #2)

Zoning District: Residence C Zone

Subject Premises: 195 Ferndale Court, Copiague, NY

6:35 p.m.

8. Application #21-207a of 191 Belmont Ave LLC, 281 Main Street, Farmingdale, NY. Permission to diminish width at front property line from 75' to 70.7' on Belmont Avenue; diminish front yard setback from 30' to 15.9' on Manhattan Avenue with 2' roof overhang encroachment; diminish distance to front property line from 40' to 5.8' on Manhattan Avenue (for garage); diminish distance from 6' to .7' (for shed); increase distance between one (1) car detached garage and shed from 500 sq. ft. to 574 sq. ft. (over by 74 sq. ft.); increase area for bay for private garage from 250 sq. ft. to 365 sq. ft. (over by 115 sq. ft.); subdivide a parcel of land from 141.54' x 111.96' x 100' x 20' x 40' x 112.99' into 70.77' x 111.96' x 69.98' x 122.44'. All in connection with an existing one (1) family dwelling with detached garage and shed. Property located on the southeast corner of Belmont Avenue & Manhattan Avenue, West Babylon, NY.

SCTM#0100-140-4-p/o 10 (Lot #1)

Zoning District: Residence C Zone

Subject Premises: 191 Belmont Avenue, West Babylon

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6:40 p.m.

9. Application #21-207b of 191 Belmont Ave LLC, 281 Main Street, Farmingdale, NY. Permission to diminish width at front property line from 75' to 70.7'; subdivide a parcel of land from 141.54' x 111.96' x 100' x 20' x 40' x 112.99' into 70.77' x 122.47' x 30.82' x 20' x 40' x 112.99'. All in connection with the erection of a one (1) family dwelling with an internal garage and front porch. Property located on the east side of Belmont Avenue, 70.7' south of Manhattan Avenue, West Babylon, NY.

SCTM#0100-140-4-p/o 10 & 32 (Lot #2)

Zoning District: Residence C Zone

Subject Premises: 191 Belmont Avenue, West 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, 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 15, 2021