

**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 NY 11757**

on **THURSDAY, DECEMBER 15, 2022**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #22-210 of Wilmington REO LLC, 141-07 20<sup>th</sup> Avenue, White Plains, NY. Permission to diminish east side yard from 10' to 4'. All in connection with legally maintaining a rear addition. Property located on the southeast corner of Santa Barbara Road East & Riviera Drive, Lindenhurst, NY.  
SCTM#0100-190-4-43  
Zoning District: Residence C  
Subject Premises: 113 E. Riviera Drive, Lindenhurst

**6:05 p.m.**

2. Application #22-217 of Pietro Dicaro, 9 Glasgow Avenue, Deer Park, NY. Permission to increase total building area from 20% to 36.3% (over by 1,632 sq. ft.). All in connection with the erection of an in-ground pool and patio. Property located on the east side of Glasgow Avenue, 105' north of Liberty Avenue, Deer Park, NY.  
SCTM#0100-21-1-27.001  
Zoning District: Residence B

**6:10 p.m.**

3. Application #22-212 of Ronald Hernandez, 8 Seaway Drive, Copiague, NY. Permission to diminish front yard setback from 30' to 16'-6" on Church Place; diminish south side yard from 10' to 7'-10"; with 1' roof overhang. All in connection with legally maintaining an existing one story addition. Property located on the southwest corner of Church Drive & Great neck Road, Copiague, NY.  
SCTM#0100-177-2-68  
Zoning District: Business E  
Subject Premises: 2095 Great Neck Road, Copiague

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**6:15 p.m.**

4. Application #22-214 of John & Maryanne Burke, 197 Marcy Street, West Babylon, NY. Permission to increase total building area from 20% to 35.15% (over by 1,515.44 sq. ft.). All in connection with the installation of a proposed in-ground pool and to legally maintain existing paver patio and sheds. Property located on the north side of Marcy Street, 147.01' east of Lewis Avenue, West Babylon, NY.  
SCTM#0100-142-3-55  
Zoning District: Residence B

**6:20 p.m.**

5. Application #22-213 of JCDC Real Estate Holding Co., LLC, 519 Lakeway Drive, West Babylon, NY. Permission to diminish front yard setback from 30' to 12' on Hubbards Path; diminish north side yard setback from 10' to 8.1'; diminish rear yard setback from 40' to 24.5'; with 2' roof overhang. All in connection with the erection of a 2<sup>nd</sup> story addition. Property located on the west side of Hubbards Path, 80' north of Old Farmingdale Road, West Babylon, NY.  
SCTM#0100-159-4-10  
Zoning District: Residence B  
Subject Premises: 12 Hubbards Path, West Babylon

**6:25 p.m.**

6. Application #22-186 of Glenda & Marino Lip, 72 E. Carmans Road, Farmingdale, NY. Permission to diminish front yard setback from 30' to 27'. All in connection with the erection of a proposed 2<sup>nd</sup> story addition and to legally maintain a carport converted to an attached one car garage. Property located on the west side of E. Carmans Road, 293.84' north of Carmans Court, Farmingdale, NY.  
SCTM#0100-48-1-1  
Zoning District: Residence C

**6:30 p.m.**

7. Application #22-215 of Lidl Food Market (tenant)/450 Comac Rd. Owner LLC (prop. owner), 3500 South Clark Street, Arlington, VA. Permission to increase number of ground/monument signs per parcel from one (1) to four (4); increase area of ground sign from 38.4 sq. ft. to 60 sq. ft. (for sign D); increase height of monument sign from 6' to 8' (for sign C); increase height of monument sign from 6' to 10' (for sign E); increase height of wall sign from 6' to 8'-1" (on east elevation); increase height of wall sign from 6' to 8'-1" (on south elevation). All in connection with the erection of wall, ground and monument signs. Property located on the southwest corner of Commack Road & Marcus Boulevard, Deer Park, NY.  
SCTM#0100-65-1-19.001  
Zoning District: Industry Ga  
Subject Premises: 450 Commack Road, Deer Park

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**6:35 p.m.**

8. Application #22-216 of A. Angela Holdings Inc. & JJRM Real Estate Management Corp., 40 Gateway Drive, Copiague, NY. Permission to diminish front yard setback from 10' to 1.5' on Merrick Road; allow parking on portion of property located within Residence C Zoning District, where same is not permitted; allow parking in secondary front yard (Doges Promenade) on portion of property zoned Residence C; permit residential use (8 one-bedroom apartment building) on property location within the E Business Zoning District. All in connection with a proposed two-story multiple residence building for eight (8) one-bedroom apartments. Property located on the southeast corner of Merrick Road (Montauk Highway) & Doges Promenade, Copiague, NY.  
SCTM#0100-189-1-1, 2, 23 & 24  
Zoning District: Business Eb & Residence C  
Subject Premises: 1120 & 1120A Merrick Road and 154 & 156 Alhambra Avenue W., Copiague

**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 22, 2022