

**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 16, 2021**

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

6:00 p.m.

1. Application #21-214 of Michael O'Connell, 103 Dale Road, Ringwood, NJ. Permission to diminish front yard setback from 30' to 21' with 2' roof overhang and stair encroachment. All in connection with an existing enclosed front porch and awning. Property located on the north side of McKinley Street, 140' east of Williams Street, Copiague, NY.
SCTM#0100-180-4-11
Zoning District: Residence C Zone
Subject Premises: 5 McKinley Street, Copiague

6:05 p.m.

2. Application #21-139 of Malik Zulgarnain, NY Flip Inc., 490 Sunrise Highway, West Babylon, NY. Permission to diminish east side yard from 15' to 4.2'; diminish total side yards from 35' to 23.9'; increase total building area from 15% to 17.2% (over by 276 sq. ft.) with 2' roof overhang and stair encroachment; diminish distance to front property line from 50' to 29.6'. All in connection with an existing 2nd story addition, front deck with stairs, and two (2) rear additions. Property located on the south side of Gordon Avenue, 124.79' east of Straight Path, West Babylon, NY.
SCTM#0100-103-2-1
Zoning District: Residence A Zone
Subject Premises: 154 Gordon Avenue, West Babylon

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6:10 p.m.

3. Application #21-211 of Sean J. McLoughlin, 50 Birchfield Avenue, North Babylon, NY. Permission to diminish east side yard from 10' to 7'; diminish total side yards from 25' to 18'-8". All in connection with the erection of an outside basement entrance. Property located on the north side of Birchfield Avenue, 279' east of Pond Place, North Babylon, NY.

SCTM#0100-161-2-73

Zoning District: Residence C Zone

6:15 p.m.

4. Application #21-208 of Michael Olsen, 204 Belmont Avenue, West Babylon, NY. Permission to diminish north side yard from 10' to 5.3'; diminish distance to rear lot line from 6' to 1' -1" (for accessory building (pool deck)); diminish distance to rear lot from 2' to 0" (for accessory structure). All in connection with the erection of a rear addition, an existing pool deck with stairs, and an existing shed. Property located on the west side of Belmont Avenue, 60.67' south of Sheffield Avenue, West Babylon, NY.

SCTM#0100-140-2-88

Zoning District: Residence C Zone

6:20 p.m.

5. Application #21-215 of Alan & Colleen Bigora, 124 Irene Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 17.6'; diminish east side yard from 12' to 11'; increase total building area from 20% to 22.4% (over by 244 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of 1st & 2nd floor additions, front porch, and two (2) car attached garage. Property located on the south side of Irene Street, 79.30' east of Copiague Road, Lindenhurst, NY.

SCTM#0100-127-3-36

Zoning District: Residence B Zone

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6:25 p.m.

6. Application #21-210 of 380 Commack Road Realty LLC, 555 S. Columbus Avenue, Mt. Vernon, NY. Renewal of permission to diminish north setback from 10' to 3'; diminish east setback from 10' to 3'; increase number of signs from one (1) to two (2); increase total price sign area from 12 sq. ft. to 32 sq. ft.; diminish distance from grade to bottom of sign from 8' to 4'6"; provide relief from Town Code Sec. 213-402E which requires landscaping. All in connection with non-conforming ground (ID and price) signs (previously approved for three (3) years). Property located on the west side of Commack Road, 280.12' south of Grand Boulevard, Deer Park, NY. SCTM#0100-66-2-14.001 & 16
Zoning District: Industry G Zone
Subject Premises: 380 Commack Road, Deer Park

6:30 p.m.

7. Application #21-177 of Ronnie's Truck Service, Inc., 174 Cabot Street, West Babylon, NY. Requesting renewal of a special exception permit to operate a public garage for truck repair. All in connection with a portion of an existing building (previously approved for (3) years). Property located on the west side of Cabot Street, 162' south of Patton Avenue, West Babylon, NY.
SCTM#0100-73-1-19.002
Zoning District: Industry Ga Zone

6:35 p.m.

8. Application #21-209 of Five Star Auto Body (tenant)/Joseph Manfre (prop. owner), 367A Sunrise Highway, West Babylon, NY. Requesting renewal of outdoor storage of 15 vehicles and one (1) tow truck, as per site plan. All in connection with an existing building (previously approved for two (2) years). Property located on the north side of Sunrise Highway, 450' west of Sand Street, West Babylon, NY.
SCTM#0100-134-2-38
Zoning District: Business Eb Zone

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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 19, 2021