

**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 17, 2020**

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

6:00 p.m.

1. Application #20-161 of Kristina Lapinski, 48 Embargo Place, N. Babylon, NY. Permission to diminish front yard setback from 30' to 28.5'; diminish south side yard from 10' to 6.4'; diminish total side yards from 25' to 23.2' with 2' roof overhang and stair encroachment. All in connection with an existing 1st floor addition. Property located on the west side of Embargo Place, 35.16' north of Veronica Lane, N. Babylon, NY.
SCTM#0100-153-3-18
Zoning District: Residence C

6:05 p.m.

2. Application #20-158 of Klaudia Benson, 81 Hawthorne Avenue, W. Babylon, NY. Permission to diminish front yard setback from 40' to 28'9" with 2' roof overhang and stair encroachment. All in connection with the erection of 1st and 2nd floor additions and front porch. Property located on the east side of Hawthorne Avenue, 291.86' south of Midwood Road, W. Babylon, NY.
SCTM#0100-212-2-5
Zoning District: Residence A

6:10 p.m.

3. Application #20-139 of Michelle Cangelosi, 95 Harriet Road, North Babylon, NY. Permission to diminish front yard setback from 30' to 20.7'; diminish west side yard from 10' to 7.6'; diminish total side yards from 25' to 22.4' with 2' roof overhang and chimney encroachment. All in connection with the erection of a 2nd story addition and front porch. Property located on the north side of Harriet Road, 215' west of Longfellow Avenue, North Babylon, NY.
SCTM#0100-151-3-65
Zoning District: Residence C

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

6:15 p.m.

4. Application #20-157 of Slippety Do-Dah, Inc. d/b/a Jump Town USA (tenant)/ 101 Carolyn Blvd. LLC (prop. owner), 8 Lincoln Avenue East, E. Massapequa, NY. Requesting a special exception permit to operate a place of amusement; diminish off-street parking from 239 parking spaces to 44 parking spaces. All in connection with a portion of an existing building. Property located on the south side of Carolyn Boulevard, 582' east of Baiting Place Road, Farmingdale, NY.
SCTM#0100-97-1-4.008
Zoning District: Industry G
Subject Premises: 101 Carolyn Boulevard, Farmingdale

6:20 p.m.

5. Application #20-160 of Collision Solutions, Inc./Around the Clock Towing (tenant)/ Airport Industrial Park LLC (prop. owner), 770-12 Grand Boulevard, Deer Park, NY. Requesting a special exception permit to conduct a public garage as an auto body repair shop; diminish off-street parking from 252 parking spaces to 132 parking spaces; outdoor storage of vehicles awaiting repair in side yard. All in connection with a portion of an existing building. Property located on the south side of Grand Boulevard, 173' east of Commack Road, Deer Park, NY.
SCTM#0100-67-1-10.028
Zoning District: Industry G

6:25 p.m.

6. Application #20-163 of Parkway Village Estates, LLC, 400 Flurry Lane, West Babylon, NY. Permission to exceed Multi-Residence density requirements per Town Code 213-117; diminish area density from 4,000 sq. ft. to 2,145 sq. ft. per one (1) bedroom unit (32 units); diminish area density from 5,000 sq. ft. to 2,145 sq. ft. per two (2) bedroom units (8 units). All in connection with the erection of four (4) buildings with a total of 32 - one (1) bedroom units and 8 - two (2) bedroom units. Previously approved ZBA case #19-161 variance #9 and #10. Property located on the west side of Deer Park Avenue, 113' north of Brookside Avenue, North Babylon, NY.
SCTM#0100-147-3-15.001
Zoning District: Multi-Residence Zone
Subject Premises: 766-768 Deer Park Avenue, North Babylon

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

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 24, 2020