

**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, New York**

**on THURSDAY, JUNE 15, 2023  
BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

Application #23-078 of Prahalad Ramnath, 1359 August Road, North Babylon, NY. Permission to increase total building area from 30% to 49.43% (over by 2,234.7 sq. ft.); increase total building area of the rear yard for accessory buildings/structures from 45% to 77.3% (over by 1,574.13 sq. ft.). All in connection with legally maintaining a rear wood deck with gazebo and an in-ground pool and patio. Property located on the north side of August Road, 531.87' west of Elkton Lane, North Babylon, NY.  
SCTM#0100-114-3-59.005  
Zoning District: Residence C

**6:05 p.m.**

2. Application #23-081 of TSCS Inc., 53 Maryland Street, Dix Hills, NY. Permission to diminish north side yard from 10' to 9.3' (for existing outside cellar entrance). All in connection with legally maintaining an existing outside cellar entrance. Property located on the east side of Prospect Place, 203.61' south of Nicolls Road, Deer Park, NY.  
SCTM#0100-44-2-30  
Zoning District: Residence C  
Subject Premises: 59 Prospect Place, Deer Park

**6:10 p.m.**

3. Application #23-080 of Sylvia Blair, 11 Farragut Avenue, Lindenhurst, NY. Permission to diminish west side yard from 10' to 5.35' (for 2<sup>nd</sup> floor deck); diminish total side yards from 25' to 13.35'; increase total building area from 30% to 34% (over by 160.29 sq. ft.); diminish distance to rear lot line from 2' to 1.5' (for shed); diminish distance to west side lot line from 2' to 1.5' (for shed). All in connection with legally maintaining an existing 2<sup>nd</sup> floor deck and shed. Property located on the north side of Farragut Avenue, 200' west of Wyona Avenue, Lindenhurst, NY.  
SCTM#0100-226-1-51  
Zoning District: Residence C

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**6:15 p.m.**

4. Application #23-076 of James Pilutik, 1 West Santa Barbara Road, Lindenhurst, NY. Permission to increase dwelling height from 30' to 31' -2"; diminish front yard setback from 30' to 16.1' on West Santa Barbara Road (for proposed 2<sup>nd</sup> story addition); diminish west side yard from 10' to 7.5' (for proposed 2<sup>nd</sup> story addition); increase total building area from 30% to 67.11% (over by 3,492 sq. ft.); diminish distance to west side yard from 6' to 3' (for existing roofed-over hot tub); increase total building area of the rear yard for accessory buildings/structures from 45% to 92.5% (over by 994 sq. ft.); diminish distance to west side yard from 2' to 0' (for existing tiki bar); diminish distance to front property line from 40' to 1.2' on West Riviera Drive (for existing shed); diminish distance to front property line from 40' to 4.7' on West Riviera Drive (for existing pool); diminish distance to west side yard from 6' to 3.5' (for existing hot tub). All in connection with the erection of a proposed 2<sup>nd</sup> story addition and to legally maintain an existing semi-in-ground pool and patio pavers, a tiki bar, a shed, a roofed-over hot tub, and a rear yard deck. Property located on the southwest corner of West Santa Barbara Road & West Riviera Drive, Lindenhurst, NY.  
SCTM#0100-190-2-22  
Zoning District: Residence C

**6:20 p.m.**

5. Application #23-072 of Chris Giovan, 37 Pershing Avenue West, Babylon, NY. Permission to diminish width at front property line from 80' to 40'; diminish total lot area from 10,000 sq. ft. to 3,440 sq. ft.; diminish front yard setback from 30' to 24' with stair encroachment (for proposed covered front porch); diminish west side yard from 12' to 5'; diminish east side yard from 12' to 11' with stair encroachment; diminish total side yards from 30' to 16'; diminish rear yard setback from 40' to 6'; increase total building area from 20% to 38.61% (over by 636 sq. ft.). All in connection with the proposed erection of a two (2) story single-family dwelling with a front porch and 1<sup>st</sup> and 2<sup>nd</sup> floor rear decks. Property located on the north side of Pershing Avenue West, 440' west of South Bay Drive, Babylon, NY.  
SCTM#0100-231-2-67  
Zoning District: Residence B

**6:25 p.m.**

6. Application #23-070 of Norma Lobo, 803 Bellmore Avenue, East Meadow, NY. Permission to diminish width at front property line from 60' to 40'; diminish total side yards from 16' to 12'; diminish west side yard from 6' to 4.5' (for egress window well); with roof overhang. All in connection with the erection of a proposed one-story single-family dwelling. Property located on the south side of Grand Boulevard, 100' east of Doe Street, Wyandanch, NY.  
SCTM#0100-57-2-40  
Zoning District: Residence C  
Subject Premises: 32 Grand Boulevard, Wyandanch

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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, TO BE FOLLOWED BY ADJOURNED CASES.**

BY ORDER OF THE ZONING BOARD OF APPEALS  
MICHAEL KANE, CHAIRMAN

Dated:           Babylon Town Hall  
                  Lindenhurst, New York  
                  May 23, 2023