

**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 22, 2023
BEGINNING AT 6:00 P.M.**

6:00 p.m.

1. Application #22-165 of Francine Mondello, 43 Dolphin Lane E., Copiague, NY. Permission to diminish rear yard setback from 40' to 23.2'; increase total building area from 15% to 18.9% (over by 485 sq. ft.). All in connection with the erection of a one (1) story addition for unconditioned workshop space and 2nd story deck with stairs. Property located on the east side of Dolphin Lane E., 871.94' south of Marline Drive, Copiague, NY.
SCTM#0100-185-2-12
Zoning District: Residence A

6:05 p.m.

2. Application #23-086 of Paul & Deanna Bausch, 235 48th Street, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 21.3' (for porch); diminish west side yard setback from 12' to 4.9'; diminish total side yards from 30' to 20.6'; with 24" overhang. All in connection with a proposed 2nd floor addition and front porch. Property located on the south side of 48th Street, 300.48' west of Buffalo Avenue, Lindenhurst, NY.
SCTM#0100-205-2-58
Zoning District: Residence B

6:10 p.m.

3. Application #23-084 of Shaun Gleason & Shaneka Smith, 28 Maple Street, West Babylon, NY. Permission to increase total building area from 20% to 29.87% (over by 1,184.6 sq. ft.). All in connection with the erection of an in-ground pool and patio. Property located on the south side of Maple Street, 255' west of Arlington Avenue, West Babylon, NY.
SCTM#0100-217-2-36
Zoning District: Residence B

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6:15 p.m.

4. Application #23-085 of Hugh Arthur, Jr., 27 Autumn Lane, Amityville, NY. Permission to increase total building area from 20% to 48.78% (over by 2,939.9 sq. ft.); increase total building area of the rear yard for accessory buildings/structures from 45% to 90.9% (over by 1,263 sq. ft.); diminish distance to north side lot line from 8' to 1' (for proposed cabana); diminish distance to rear lot line from 8' to 2.33' (for proposed cabana); diminish distance to south side lot line from 2' to 0.3' (for existing shed). All in connection with a proposed addition and conversion of existing shed to a pool cabana and to legally maintain an existing swimming pool, shed and patio. Property located on the east side of Autumn Lane, 100' north of Melody Lane, Amityville, NY.
SCTM#0100-173-1-61
Zoning District: Residence B

6:20 p.m.

5. Application #23-083 of JJM Atlantic Automotive LLC, 365 Bay Shore Road, Deer Park, NY Requesting a special exception permit for a public garage for sales, service, storage and display of vehicles as per Site Plan; allow accessory building where none is permitted; special exception permit for a private car wash in an accessory building. All in connection with interior alterations to an existing one (1) story building for a proposed car dealership/service center. Property located on the north side of Bay Shore Road, 127.12' east of Brook Avenue, Deer Park, NY.
SCTM#0100-118-3-33
Zoning District: Industry G

6:25 p.m.

6. Application #23-087 of Long Island Premier Physical & Aquatic Therapy LLC, (tenant)/MLO Great South Bay LLC (prop. owner), 58 Sunrise Highway, Lindenhurst, NY. Permission to diminish off-street parking from 2,503 parking spaces required to 2,230 parking spaces provided. All in connection with interior alterations to convert an existing retail tenant space to medical use. Property located on the northwest corner of Montauk Highway & Park Avenue, West Babylon, NY.
SCTM#0100-222-1-1.002
Zoning District: Business E
Subject Premises: 895 Montauk Highway, Suite 1029, West Babylon, NY

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6:30 p.m.

7. Application #23-082 of Radius Investigations (tenant)/Troon Investments (prop. owner), 28 Schaefer Street, Huntington Station, NY. Requesting a special exception permit to expand existing business for indoor live fire shooting range; requesting renewal of special exception permit for retail sales of firearms and ammunition (previously approved for one (1) year). All in connection with a portion of an existing building. Property located on the southwest corner of Grand Boulevard & W. Jefryn Boulevard, Deer Park, NY.
SCTM#0100-67-1-24.075
Zoning District: Industry GA
Subject Premises: 940 Grand Boulevard, Deer Park

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 30, 2023