

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 Babylon Town Hall, 200 East Sunrise Highway, North Lindenhurst, New York on **THURSDAY, DECEMBER 7, 2017** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #17-262 of Joseph Garraffo, 1029 N. Hamilton Avenue, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 22.8'; increase building area from 20% to 25.9% (over by 370 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with an existing front porch. Property located on the east side of N. Hamilton Avenue, 325.04' north of Spiegelhagen Street, Lindenhurst, NY.
SCTM#0100-154-4-55
Zoning District: Residence B Zone

6:00 p.m.

2. Application #17-264 of Thomas Lano, 703 Peconic Avenue, W. Babylon, NY. Permission to diminish distance to east side yard from 2' to 1"; diminish distance to rear lot line from 2' to 1'5"; diminish distance to east side yard from 2' to 0"; increase number of accessory structures from two (2) maximum allowed to four (4) – (three (3) sheds and one (1) deck). All in connection with an existing rear deck with stairs and three (3) sheds. Property located on the north side of Peconic Avenue, 251.15' east of Bishop Road, W. Babylon, NY.
SCTM#0100-140-4-82
Zoning District: Residence C Zone

6:00 p.m.

3. Application #17-266 of David Schwalb, 105 Riviera Parkway, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 19.8'; diminish north side yard from 10' to 3.6'; diminish total side yards from 25' to 13.6' with 2' roof overhang and stair encroachment. All in connection with the erection of a 1st and 2nd story addition, new roof and front porch. Property located on the west side of Riviera Parkway, 120' north of Maple Avenue, Lindenhurst, NY.
SCTM#0100-226-3-167
Zoning District: Residence C Zone

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4. Application #17-270 of Thomas & Coryn Chlystun, 50 E. Lido Promenade, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 25'; diminish west side yard from 10' to 9.9'; diminish east side yard from 10' to 7.8'; diminish total side yard from 25' to 17.8'; diminish distance to rear yard from 30' to 18' with 2' roof overhang and stair encroachment. All in connection with the erection of a front porch and 2nd story rear deck (no stairs). Property located on the north side of E. Lido Promenade, 500' east of E. Riviera Drive, Lindenhurst, NY.
SCTM#0100-190-4-76
Zoning District: Residential C Zone

6:10 p.m.

5. Application #17-248 of Jose Canela, 52 Copiague Place, Copiague, NY. Permission to diminish width at front property line from 60' to 50'; diminish total lot area from 6,000 sq. ft. to 4,894 sq. ft.; diminish front yard setback from 30' to 24.7'; diminish east side yard from 8' to 5; diminish west side yard from 8' to 6.5'; diminish total side yards from 18' to 13.5' with 2' roof overhang and stair encroachment. All in connection with an existing dwelling with attached garage. Property located on the south side of Copiague Place, 394' east of Great Neck Road, Copiague, NY.
SCTM#0100-196-1-89
Zoning District: Residence C Zone

6:10 p.m.

6. Application #17-267 of Suleyman Altintas, 514 Venetian Boulevard, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 20.4' with 2' roof overhang and stair encroachment. All in connection with the raising of dwelling, 1st and 2nd floor addition and front porch. Property located on the west side of Venetian Boulevard, 46.80' north of Walnut Place, Lindenhurst, NY.
SCTM#0100-227-5-25
Zoning District: Residence C Zone

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6:10 p.m.

7. Application #17-268 of Ronald Bologna, 15 Sands Lane, Lindenhurst. Permission to diminish front yard setback from 30' to 3'5" on Sands Lane; diminish front yard setback from 30' to 6'3" on East Santa Barbara Road; diminish rear yard setback from 30' to 10' with 2' roof overhang and stair encroachment; increase number of front doors from one (1) permitted to two (2). All in connection with an existing addition, raising of the dwelling and erection of an addition. Property located on the northwest corner of Sands Lane & E. Santa Barbara Road, Lindenhurst, NY.
SCTM#0100-188-1-52
Zoning District: Residence C Zone
Premises: 10 Sands Lane, Lindenhurst, NY

6:10 p.m.

8. Application #17-269 of Claire & Christopher Beecher, 32A Eastern Concourse, Amity Harbor, NY. Permission to diminish front yard setback from 30' to 20'; diminish south side yard from 10' to 4.3'; diminish north side yard from 10' to 0.75'; diminish total side yard from 25' to 5'; increase total building area from 30% to 32.8% (over by 113 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the raising of dwelling and erection of a rear addition and front deck with stairs. Property located on the east side of Eastern Concourse, 80' south of George Brown Plaza, Amity Harbor, NY.
SCTM#0100-182-2-2
Zoning District: Residence C Zone

6:20 p.m.

9. Application #17-265 of Bergen Point Yacht Basin, 601 Bergen Avenue, W. Babylon, NY. Requesting a special exception permit for the storage, display and service of boats (marina); diminish front yard setback from 25' to 17'; diminish rear yard setback from 50' to 24'; diminish off-street parking from 141 spaces required to 103 spaces provided; permission to maintain two (2) apartments on 2nd floor. All in connection with an existing marina with an office, two (2) apartments, boat storage and repair. Property located on the east side of Bergen Avenue, 408.80' south of Bergen Avenue, W. Babylon, NY.
SCTM#0100-231-1-6, 7.001, 9 & 11
Zoning District: Business E 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, TO BE FOLLOWED BY ADJOURNED CASES.

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

Dated: Babylon Town Hall
 Lindenhurst, New York
 NOVEMBER 13, 2017