

**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, JANUARY 25, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #17-297 of Amelia Warner, 7 Monroe Street, Farmingdale, NY. Permission to diminish distance to rear lot line from 6' to 3.3'. All in connection with an existing above ground pool. Property located on the east side of Monroe Street, 94.17' south of Schlegel Boulevard, Farmingdale, NY.  
SCTM#0100-121-4-20  
Zoning District: Residence B Zone

**6:00 p.m.**

2. Application #17-294 of Angela Scotto-Lavino, 50 Cambridge Street, Deer Park, NY. Permission to diminish distance to street line from 40' to 22' on Deer Park Boulevard for deck; diminish distance to street line from 40' to 11.4' on Deer Park Boulevard for semi-in-ground pool. All in connection with an existing semi-in-ground pool with deck and stairs. Property located on the southeast corner of Cambridge Street & Deer Park Boulevard, Deer Park, NY.  
SCTM#0100-20-2-12  
Zoning District: Residence B Zone

**6:00 p.m.**

3. Application #17-291 of Thomas & Cheryl Walsh, 172 W. Lido Promenade, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 11.3' with stair encroachment. All in connection with the erection of front and side deck with stairs and lift, rear deck with stairs. Property located on the west side of W. Lido Promenade, 50' w/o Marine Avenue, Lindenhurst, NY.  
SCTM#0100-186-1-141.001  
Zoning District: Residence C Zone

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**6:00 p.m.**

4. Application #17-292 of JC Empire Holdings LLC, 694 Clocks Boulevard, Massapequa, NY. Permission to diminish front yard setback from 40' to 30.5'; diminish south side yard from 15' to 13.05'; diminish north side yard from 15' to 14.35'; diminish total side yards from 35' to 27.4' with 1' roof overhang encroachment. All in connection with the erection of a 2<sup>nd</sup> story addition and 2<sup>nd</sup> floor rear deck with stairs. Property located on the west side of Landscape Drive, 264' south of Foothill Place, Wheatley Heights, NY.  
SCTM#0100-14-3-26  
Zoning District: Residence A Zone  
Premises: 32 Landscape Drive, Wheatley Heights

**6:10 p.m.**

5. Application #17-296 of Annette Benevento, 18 Jane Drive, North Babylon, NY. Permission to diminish rear yard setback from 30' to 23.7' for rear porch; increase total building area from 30% to 37.2% (over by 437 sq. ft.) with 1' roof overhang encroachment; diminish distance to street line from 40' to 26' for front deck; diminish distance to rear yard from 2' to 1' for shed; diminish distance to south side yard from 2' to 1' for shed. All in connection with the erection of an in-ground pool and legally maintain front deck, rear porch, and shed. Property located on the west side of Jane Drive, North Babylon, NY.  
SCTM#0100-109-1-115  
Zoning District: Residence C Zone

**6:10 p.m.**

6. Application #17-299 of Multi Brands Farmingdale Donuts, Inc. d/b/a Dunkin' Donuts/Baskin Robbins (tenant)/Joseph Gazza (prop. owner), 7 Cotswold Drive, Centerport, NY, Permission to increase the number of wall signs per elevation on the west side from one (1) to three (3); increase number of wall signs per elevation on the south side from one (1) to two (2); increase the number of ground signs per property from one (1) to two (2); increase the number of pylon signs per pole from one (1) to two (2); increase signage area for a ground sign from 32 sq. ft. to 52 sq. ft. (over by 20 sq. ft.); increase height of directory sign from 2'6" to 4'6". All in connection with non-conforming ground and walls signs (previously approved for five (5) years). Property located on the northeast corner of Route 110 & Milbar Boulevard, Farmingdale, NY.  
SCTM#0100-3-1-20.001  
Zoning District: Industry G Zone  
Premises: 2109 Broad Hollow Road, Farmingdale

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**6:10 p.m.**

7. Application #17-298 of Autopro Automotive Services, Inc., 18 Brandywine Drive, Deer Park, NY. Renewal of a special exception permit to conduct a public garage as an auto repair shop; outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building (previously approved for five (5) years). Property located on the west side of Brandywine Drive, 180.76' south of Grand Boulevard, Deer Park, NY.  
SCTM#0100-67-1-10.018  
Zoning District: Industry G Zone

**6:10 p.m.**

8. Application #17-295 of TC Jeep Inc. (tenant)/SAV Properties, Inc. (prop. owner), 3156 Hempstead Turnpike, Levittown, NY. Requesting a special exception permit to conduct a public garage as an auto repair shop; outdoor storage of vehicles. All in connection with an existing building. Property located on the south side of Route 109 (Fulton Street), 383' east of Carmans Road, Farmingdale, NY.  
SCTM#0100-70-1-10.2 & 11  
Zoning District: Industry G Zone  
Premises: 1102 & 1104 Route 109, Farmingdale

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  
JANUARY 2, 2018