

**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, FEBRUARY 1, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #17-305 of Michele Cirillo, 17 Felix Place, Amityville, NY. Permission to increase total building area for one (1) bay private garage from 250 sq. ft. to 488 sq. ft. (over by 238 sq. ft.). All in connection with an existing addition to detached garage. Property located on the north side of Felix Place, 200' east of Wilson Avenue, Amityville, NY.  
SCTM#0100-181-3-121  
Zoning District: Residence C Zone

**6:00 p.m.**

2. Application #17-301 of Joseph & Cathy Sousa, 112 Avenue C, W. Babylon, NY. Permission to diminish front yard setback from 30' to 23' on Avenue C; diminish front yard setback from 30' to 24.5' on Glendale Road; diminish rear yard setback from 30' to 15.5' with 2' roof overhang encroachment. All in connection with the erection of a 2nd story addition. Property located on the southwest corner of Avenue C and Glendale Road, W. Babylon, NY.  
SCTM#0100-214-1-8  
Zoning District: Residence C Zone

**6:00 p.m.**

3. Application #17-307 of David Rose, 33 Totten Avenue, Deer Park, NY. Permission to diminish front yard setback from 30' to 14' on Hickory Street; diminish north side yard from 12' to 7.3'; diminish rear yard setback from 25' to 4'; increase total building area from 20% to 29.1% (over by 459 sq. ft.) with 1' roof overhang. All in connection with an existing rear porch. Property located on the northeast corner of Fillmore Avenue & Hickory Street, Deer Park, NY.  
SCTM#0100-93-1-119  
Zoning District: Residence B Zone  
Premises: 68 Fillmore Avenue, Deer Park, NY

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**6:00 p.m.**

4. Application #17-309 of Rosetta Cannella, 419 Spangle Drive, N. Babylon, NY. Permission to diminish front yard setback from 40' to 35'; increase total building area from 15% to 22% (over by 880 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with the erection of a 1st and 2<sup>nd</sup> floor addition and two (2) car detached garage, and an existing shed and front porch. Property located on the east side of Spangle Drive, 413.70' south of Strathmore Drive, N. Babylon, NY.  
SCTM#0100-148-2-54  
Zoning District: Residence A Zone

**6:10 p.m.**

5. Application #17-308 of William Holland, 603 Peter Paul Drive, W. Islip, NY. Permission to maintain two (2) family dwelling. All in connection with the expansion and raising of an existing two (2) family dwelling. Property located on the east side of West Lake Drive, 60' north of Elm Street, Lindenhurst,, NY.  
SCTM#0100-226-4-113 & 112  
Zoning District: Residence C Zone  
Premises: 168 & 166 West Lake Drive, Lindenhurst, NY

**6:10 p.m.**

6. Application #17-300 of Paul's Towing & Storage, Inc. (tenant)/Deer Park Technology (prop. owner), 127-13 Brook Avenue, Deer Park, NY. Renewal of special exception permit to conduct a public garage for auto repair and towing. All in connection with a portion of an existing building (previously approved for three (3) years. Property located on the east side of Brook Avenue, 2,638.19' south of Suburban Avenue, Deer Park, NY.  
SCTM#0100-118-3-1.003  
Zoning District: Industry G Zone

**6:10 p.m.**

7. Application #17-302 of Paul's Auto Restorations (tenant)/Deer Park Technology (prop. owner), 131-11 & 12 Brook Avenue, Deer Park, NY. Renewal of a special exception permit to conduct a public garage as an auto body and repair shop. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the east side of Brook Avenue, 1,580' north of Bay Shore Road, Deer Park, NY.  
SCTM#0100-118-3-1.001  
Zoning District: Industry G Zone

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**6:10 p.m.**

8. Application #17-303 of Paul Usak, 686 Long Island Avenue, Deer Park, NY. Renewal of permission for outdoor storage of trucks and landscaping equipment, materials, and supplies on vacant land (Lot #109.001 and Lot #120); outdoor storage of landscaping equipment, materials and supplies (Lot #106). All in connection with an existing building and vacant land (previously approved for three (3) years). Property located on the southeast corner of Long Island Avenue & Half Hollow Road, Deer Park, NY.  
SCTM#0100-61-4-106, 109.001 & 120  
Zoning District: Business E Zone

**6:20 p.m.**

9. Application #17-304 of Ideal Dental (tenant)/Deer Park LLC (prop. owner), 1251 Deer Park Avenue, N. Babylon, NY. Permission to diminish off-street parking from 342 parking spaces required to 296 parking spaces provided. All in connection with an existing building. Property located on the east side of Deer Park Avenue, 207.45' south of Bay Shore Road, Deer Park, NY.  
SCTM#0100-89-2-86  
Zoning District: Business E Zone  
Premises: 20-74 Deer Shore Square, Deer Park, NY

**6:20 p.m.**

10. Application #17-306 of Avilas, Inc., 8130 Boone Boulevard, Suite 260, Vienna, VA. Requesting a special exception permit for retail use; diminish front yard setback from 45' to 38.4' on Conklin Street; allow 28 parking spaces in first 45' where none is permitted. All in connection with the erection of a retail building. Property located on the northwest corner of Conklin Street & New Highway, Farmingdale, NY.  
SCTM#0100-50-1-5.015  
Zoning District: Industry G Zone  
Premises: northwest corner of Conklin Street & New Highway, 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 8, 2018