

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, APRIL 19, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-052 of Frank Cangelosi, 269 Woods Road, North Babylon, NY. Permission to diminish front yard setback from 30' to 25'5" with 1' roof overhang and stair encroachment; diminish distance to street line from 40' to 22'1". All in connection with an existing partially covered front porch. Property located on the northeast corner of Woods Road & Wicks Avenue, North Babylon, NY.
SCTM#0100-111-4-57
Zoning District: Residence C Zone

6:00 p.m.

2. Application #18-058 of Amado Rico, 40 Ecker Avenue, West Babylon, NY. Permission to increase total building area from 20% to 29.4% (over by 593 sq. ft.); diminish distance to east side yard from 8' to 6.4' (for shed); diminish distance to rear lot line from 8' to 5' (for shed). All in connection with the erection of an in-ground pool and an existing shed (accessory building). Property located on the south side of Ecker Avenue, 885' east side of Burgess Avenue, West Babylon, NY.
SCTM#0100-157-3-134
Zoning District: Residence B Zone

6:00 p.m.

3. Application #18-057 of Yvonne Malone-Fleming, 22 Grant Avenue W., Babylon, NY. Permission to diminish front yard setback from 30' to 14.96'; diminish east side yard from 12' to 9.6'; increase total building area from 20% to 33% (over by 1,058 sq. ft.) with 2' roof overhang and stair encroachment. All in connection with 1st and 2nd floor additions, front porch, rear deck with hot tub, and new roof. Property located on the south side of Grant Avenue W., 260' west of S. Bay Drive, Babylon, NY.
SCTM#0100-231-2-24
Zoning District: Residence B Zone

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

6:00 p.m.

4. Application #17-249 of CNR Construction, 40 Vespucci Avenue, Copiague, NY. Permission to diminish width at front property line from 75' to 50'; diminish total lot area from 7,500 sq. ft. to 5,000 sq. ft.; diminish total side yards from 25' to 20'; diminish rear yard setback from 30' to 16.5'; increase total building area from 30% to 31.5% (over by 75 sq. ft.) with 2' roof overhang, and stair and chimney encroachment. All in connection with the erection of a one (1) family dwelling with attached garage, front porch and rear deck with stairs. Property located on the east side of S. 29th Street, 375' south of Garden City Avenue, Wyandanch, NY.
SCTM#0100-53-2-103
Zoning District: Residence C Zone
Premises: 97 S. 29th Street, Wyandanch

6:10 p.m.

5. Application #18-056 of Chik-fil-A (tenant)/Broad Hollow Road, LLC (prop. owner, Lot 3) & Angelo Sbrocchi (prop. owner, Lot 33), 580 White Plains Road, Tarrytown, NY. Requesting permission to increase area of wall sign "B" from 41 sq. ft. allowed to 59 sq. ft.; increase area of wall sign "D" from 42 sq. ft. allowed to 59 sq. ft.; increase number of ground signs from one (1) to four (4); diminish required setback from 10' to 2.3' for sign "A"; increase sign height from 2.5' allowed to 6' for sign "E"; increase monument height within 30' of road from 2.5' to 8'2.5" for sign "F"; allow changeable copy on ground sign where none is permitted; allow changeable copy on ground sign more frequently than minimum of thirty (30) days between changes. All in connection with the erection of wall and ground signs. Property located on the east side of Broad Hollow Road, 319' south of Schmitt Boulevard, East Farmingdale, NY.
SCTM#0100-36-2-3 & 33
Zoning District: Industry G Zone
Premises: 1991 Broad Hollow Road, E. 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
MARCH 26, 2018