

**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, MAY 17, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #18-077 of Kelvin Diggs, 330 New Highway, Amityville, NY.  
Permission to diminish front yard setback from 30' to 28' on Walnut Road with 2' roof overhang encroachment. All in connection with the erection of a second story addition. Property located on the northwest corner of New Highway & Walnut Road, Amityville, NY.  
SCTM#0100-124-5-13  
Zoning District: Residence B Zone

**6:00 p.m.**

2. Application #18-076 of Michael Hillier, 5 Kingston Street, Deer Park, NY.  
Permission to diminish front yard setback from 30' to 19.5' on Nicoll's Road with 2' roof overhang encroachment. All in connection with the erection of a rear two (2) story addition. Property located on the northeast corner of Kingston Street & Nicolls Road, Deer Park, NY.  
SCTM#0100-25-2-75  
Zoning District: Residence C Zone

**6:00 p.m.**

3. Application #18-075 of Ruth Belgrave, 95 Main Avenue, Wheatley Heights, NY.  
Permission to diminish front yard setback from 40' to 25.4'; diminish rear yard setback from 40' to 30' with 2' roof overhang and stair encroachment. All in connection with the erection of 1<sup>st</sup> & 2<sup>nd</sup> floor additions and front porch. Property located on the north side of Main Avenue, 102.08' east of N. 16<sup>th</sup> Street, Wheatley Heights, NY.  
SCTM#0100-14-1-33 & 32  
Zoning District: Residence A Zone

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**6:00 p.m.**

4. Application #18-080 of Joseph Buchanan, 5 DeSoto Road, Amityville, NY, Permission to diminish front yard setback from 30' to 24'; increase area for two (2) car garage from 500 sq. ft. to 780 sq. ft. (over by 280 sq. ft.); diminish distance to property line from 40' to 14' for front deck; diminish distance to east side yard from 6' to 6" for side deck with two (2) stairs. All in connection with the erection of a two (2) car attached garage and legally maintaining a front deck with stairs and side deck with two (2) stairs. Property located on the north side of DeSoto Road, 90' west of Buchanan Avenue, Amityville, NY.  
SCTM#0100-181-1-81  
Zoning District: Residence C Zone

**6:10 p.m.**

5. Application #18-059 of SS Lindenhurst, LLC, 7505 W. Sand Lake Road, Orlando, FL. Permission to diminish setback on north side from 10' required to 1' provided. All in connection with the erection of a non-conforming ground sign. Property located on the south side of Route 109, 819' west of Wellwood Avenue, Lindenhurst, NY.  
SCTM#0100-125-1-12  
Zoning District: Industry H Zone  
Premises: 1070 Route 109, Lindenhurst

**6:10 p.m.**

6. Application #18-074 of Jam Too, Inc. d/b/a Parkway Car Stereo, 1285 Deer Park Avenue, North Babylon, NY. Renewal of a special exception permit to use a public garage for installation and sales of automobile radios, stereos and alarm systems. All in connection with an existing building (previously approved for four (4) years). Property located on the east side of Deer Park Avenue, 182' north of Weeks Road, North Babylon, NY.  
SCTM#0100-116-1-121  
Zoning District: Business Ea Zone

**6:10 p.m.**

7. Application #18-078 of Powerhouse Motorcycles (tenant)/Orange Partners, LLC (prop. owner), 111 Jersey Street, West Babylon, NY. Renewal of a special exception permit to conduct a public garage as a motorcycle 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 Jersey Street, 200' south of Patton Avenue, West Babylon, NY.  
SCTM#0100-76-2-2.003  
Zoning District: Industry Gb Zone

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**6:10 p.m.**

8. Application #18-079 of Kzam, Inc. (tenant)/MBS 3 LLC (prop. owner), 85 Sea Lane, Farmingdale, NY. Renewal of a special exception permit to operate a place of amusement (children's parties); diminish off-street parking from 146 parking spaces to 97 parking spaces. All in connection with a portion of an existing building (previously approved for three (3) years). Property located on the northeast corner of Bi-County Boulevard & Sea Lane, Farmingdale, NY.  
SCTM#0100-69-3-5.026  
Zoning District: Industry G Zone

**6:20 p.m.**

9. Application #18-083 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. Permission to increase front yard setback from 10' to 28.5'; to allow parking within 10' of front yard (has five (5) parking spaces). All in connection with the erection of a restaurant with drive-thru and site-improvements. 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  
                  APRIL 23, 2018