

**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 31, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #18-085 of Frank Pronesti, 38 Harding Avenue, Lindenhurst, NY. Permission to diminish rear yard setback from 30' to 26.9'. All in connection with an existing 2<sup>nd</sup> story rear deck with stairs. Property located on the south side of Harding Avenue, 180' east of Shore Road, Lindenhurst, NY.  
SCTM#0100-227-1-112  
Zoning District: Residence C Zone

**6:00 p.m.**

2. Application #18-084 of Louise Martorano, 29 W. Clearwater Road, Lindenhurst, NY. Permission to diminish rear yard setback from 30' to 23.92'; diminish distance to east side yard from 2' to 1'5"; diminish distance to south side yard from 2' to 1'10". All in connection with an existing enclosed rear patio and shed. Property located on the south side of Clearwater Road W., west of Riviera Drive W., Lindenhurst, NY.  
SCTM#0100-189-2-118  
Zoning District: Residence C Zone

**6:00 p.m.**

3. Application #18-090 of Nicole M. Pellegrino, 170 Kime Avenue, North Babylon, NY. Permission to diminish front yard setback from 30' to 15.8'; diminish rear yard setback from 40' to 0.4' with 2' roof overhang; diminish distance to rear lot line from 2' to 1.9' (for shed #1); diminish distance to street line from 40' to 8.5' (for shed #2). All in connection with an existing two (2) story side addition and two (2) sheds. Property located on the south side of Kime Avenue, 2,644.08' east of Deer Park Avenue, North Babylon, NY  
SCTM#0100-150-1-113  
Zoning District: Residence B Zone

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**6:00 p.m.**

4. Application #18-087 of Khalid Razak, P. O. Box 150016, Brooklyn, NY. Permission to diminish width at front property line from 75' to 40'; diminish total lot area from 7,500 sq. ft. to 4,000 sq. ft.; diminish front yard setback from 30' to 14.9'; diminish east side yard from 10' to 5'; diminish total side yards from 25' to 17'; diminish rear yard setback from 30' to 27.8'; increase total building area from 30% to 38.5% (over by 343 sq. ft.) with 2' roof overhang and stair encroachment; diminish distance to west lot line from 6' to 2'; diminish distance to rear lot line from 6' to 2'. All in connection with the demolition of an existing dwelling and erection of a one (1) family dwelling with front porch and one (1) car detached garage. Property located on the south side of Garfield Place, 140' west of Shore Road, Lindenhurst, NY.  
SCTM#0100-227-1-52  
Zoning District: Residence C Zone  
Premises: 27 Garfield Place, Lindenhurst

**6:10 p.m.**

5. Application #18-088 of Marcor Construction, Inc., 419 Great East Neck Road, West Babylon, NY. Permission to increase area of entrance sign from 54 sq. ft. to 135 sq. ft.; increase area of wall sign from 65 sq. ft. to 84 sq. ft.; increase maximum width for entrance sign from 80% to 100%. All in connection with nonconforming entrance and wall sign (awnings). Property located on the east side of Great East Neck Road, south of Little East Neck Road, West Babylon, NY.  
SCTM#0100-216-2-4.002  
Zoning District: Business E Zone

**6:10 p.m.**

6. Application #18-071 of Exclusive Motor Cars of L.I.C., Inc., 801 Montauk Highway, Copiague, NY. Renewal of a special exception permit to operate a used car lot; for outdoor storage and display of used cars as per site plan. All in connection with an existing building (previously approved for three (3) years). Property located on the northeast corner of Merrick Road & Grant Avenue, Copiague, NY.  
SCTM#0100-193-1-85  
Zoning District: Business E Zone

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7. Application #18-086 of ANG Gas & Services (tenant)/Chitrakoot, Inc. (prop. owner), 328 Route 109, West Babylon, NY. Permission for outdoor storage of propane tanks. All in connection with an existing gas station. Property located on the southeast corner of Route 109 & Arnold Avenue, West Babylon, NY.  
SCTM#0100-209-2-1  
Zoning District: Business E Zone

**6:10 p.m.**

8. Application #18-089 of GT Motorsports & Towing Inc. (tenant)/Anthony Artusa (prop. owner), 501 B Lexington Avenue, West Babylon, NY. Requesting a special exception permit to operate a public garage for auto repair, auto body work and used car sales. All in connection with an existing building. Property located on the northeast corner of Lexington Avenue & Rutgers Road, West Babylon, NY.  
SCTM#0100-145-5-14.001  
Zoning District: Industry Ga Zone

**6:20 p.m.**

9. Application #18-082 of Ten PSI Inc. (tenant)/1071-1085 Route 109 LLC (prop. owner), 1085 Route 109, Lindenhurst, NY. Requesting a special exception permit to conduct a public garage for auto repair; diminish off-street parking from 56 parking spaces to 39 parking spaces. All in connection with a portion of an existing building. Property located on the north side of Route 109, 681.21' west of Wellwood Avenue, Lindenhurst, NY.  
SCTM#0100-125-1-14  
Zoning District: Industry G Zone  
Premises: 1075 Route 109, Lindenhurst, NY

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**6:20 p.m.**

10. Application #18-091 of New Gen Auto Group, Inc. (tenant)/J. Rose Realty Holding Corp. (prop. owner), 460 Sunrise Highway, W. Babylon, NY. Requesting a special exception permit for used car sales; for outdoor storage of vehicles awaiting repair. All in connection with an existing building. Property located on the southwest corner of Sunrise Highway & Burges Avenue, W. Babylon, NY.  
SCTM#0100-157-2-23.003  
Zoning District: EB Business

**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  
                  MAY 7, 2018