

**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, JUNE 7, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #18-094 of Robert Lesley, 71 Seley Drive, N. Babylon, NY. Permission to increase total building area from 20% to 25.5% (over by 414 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the east side of Seley Drive, 215' north of Gracie Drive, N. Babylon, NY.  
SCTM#0100-120-2-3  
Zoning District: Residence B Zone

**6:00 p.m.**

2. Application #18-099 of Romeo Camenguez, 947 Great Neck Road, Copiague, NY. Permission to lift previously imposed Covenants & Restrictions, "No outside cellar or basement entrances" (ZBA case #98-189a). Property located on the west side Great Neck Road, 334.51' south of Copiague Place, Copiague, NY.  
SCTM#0100-179-4-16.001  
Zoning District: Residence C Zone

**6:00 p.m.**

3. Application #18-093 of Ramesh Kapoor, 15 Kossuth Street, Deer Park, NY. Permission to lift previously imposed Covenants & Restrictions, "No outdoor cellar or basement entrances" (from ZBA Case #03-122). All in connection with the erection of a basement entrance. Property located on the northeast corner of Kossuth Street & Miller Place, Deer Park, NY.  
SCTM#0100-22-1-14.001  
Zoning District: Residence B Zone

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**6:00 p.m.**

4. Application #18-098 of Drew & Hope Pantuliano, 46 Anchor Court, W. Babylon, NY. Permission to diminish front yard setback from 30' to 23.8' on Anchor Court; diminish rear yard setback from 30' to 13'; increase number of front doors from one (1) front door to two (2) front doors. All in connection with the erection of two (2) additions (side and front). Property located on the northwest corner of Anchor Court and Arlington Road, W. Babylon, NY.  
SCTM#0100-214-3-29  
Zoning District: Residence C Zone

**6:10 p.m.**

5. Application #18-097 of JPD United Construction LLC (applicant)/1230-1250-1260-1270 Route 110 LLC (prop. owner), 1637 Broad Hollow Road, Farmingdale, NY. Renewal of permission to increase sign area from 50 sq. ft. to 56 sq. ft.; increase sign height from 15' to 18.3'. All in connection with an existing ground (directory) sign. Property located on the west side of Broad Hollow Road, 1,861' south of Conklin Street, Farmingdale, NY.  
SCTM#0100-48-2-9.008  
Zoning District: Industry G Zone  
Premises: 1230 Broad Hollow Road, Farmingdale, NY

**6:10 p.m.**

6. Application #18-096 of JPD United Construction LLC (applicant)/1090 Route 110 LLC (prop. owner), 1637 Broad Hollow Road, Farmingdale. Renewal of permission to increase number of signs from one (1) sign to two (2) signs; increase sign area from 50 sq. ft. to 88 sq. ft.; increase sign height from 15' to 27'1". All in connection with a non-conforming directory sign (previously approved for two (2) years). Property located on the east side of Broad Hollow Road, south of Conklin Street, Farmingdale, NY.  
SCTM#0100-48-2-9.014  
Zoning District: Industry G Zone  
Premises: 1290, 1292 and 1294 Broad Hollow Road, Farmingdale, NY

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**6:10 p.m.**

7. Application #18-095 of 286 Realty Corp., 650 Park Avenue, Manhasset, NY. Renewal of a special exception for outdoor storage of buses. All in connection with an existing building (previously approved for three (3) years). Property located on the south side of Route 109, 640.57' west of Southern State Parkway, Farmingdale, NY.  
SCTM#0100-97-1-28  
Zoning District: Industry G Zone  
Premises: 286 Route 109, Farmingdale,

**6:10 p.m.**

8. Application #18-100 of Novak Motors / Fusion Auto Finance (applicant)/Calvert Family Daniel Street LLC (prop. owner), 215 Daniel Street, Farmingdale, NY. Renewal of special exception permit for public garage, storage and sale of vehicles; diminish off-street parking from 228 spaces to 155 spaces (previously approved for one (1) year). Property located on the north side of Daniel Street, 775' west of Route 110, Farmingdale, NY.  
SCTM#0100-32-1-5  
Zoning District: Industry G

**6:20 p.m.**

9. Application #18-092 of UE713-715 Sunrise LLC, 210 Rte. 4 East, Paramus, NJ. Permission to diminish front yard setback from 45' to 38.5' on Arthur Drive; allow wooded area to remain. All in connection with the erection of a retail building with drive-thru and site improvement. Property located on the north side of Sunrise Highway, 286' east of Lenox Road, W. Babylon, NY.  
SCTM#0100-159-1-29, 30, 33 & 34  
Zoning District: Business Eb

**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 14, 2018