

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 14, 2018** to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #18-103 of Nora Haragos, 17 Osceola Avenue, Deer Park, NY. Permission to diminish front yard setback from 30' to 21.6' with 1' roof overhang and stair. All in connection with an existing front porch. Property located on the east side of Osceola Avenue, 152.19' north of Nicolls Road, Deer Park, NY.
SCTM#0100-26-1-74
Zoning District: Residence C Zone

6:00 p.m.

2. Application #18-102 of Frank Calderaro II & Dana Calderaro, 17 DeSoto Road, Amity Harbor, NY. Permission to diminish front yard setback from 30' to 23.4'; diminish west side yard from 10' to 5'; diminish east side yard from 10' to 9.5'; diminish total side yards from 25' to 14.5'; increase total building area from 30% to 34.6% (over by 280 sq. ft.) with 2' roof overhang and chimney encroachments. All in connection with the erection of 1st and 2nd floor additions, rear deck with stairs and fireplace. Property located on the north side of DeSoto Road, 360' west of Buchanan Avenue, Amityville, NY.
SCTM#0100-181-1-86
Zoning District: Residence C Zone

6:00 p.m.

3. Application #18-081a (Lot #1) of Anthony Guisti, 338 West 8th Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 24.7'; diminish rear yard setback from 30' to 12.4'; diminish distance to south side yard from 6' to 3.2'; subdivide a parcel of land from 67' x 325' x 134' x 200' x 67' x 125' into 200' x 134' x 85.75' x 67' x 114.25' x 67'; increase number of bays from two (2) bays to three (3) bays; increase area of private garage from 500 sq. ft. to 941 sq. ft. (over by 441 sq. ft.). All in connection with an existing one (1) family dwelling, side and rear additions and shed, and the erection of a two (2) car detached garage. Property located on the west side of W. 8th Street, 369' south of Fairview Avenue, Deer Park, NY.
SCTM#0100-86-3-13 & p/o 5
Zoning District: Residence C Zone

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6:00 p.m.

4. Application #18-081b of Guiseppe Monda (applicant), Carmela Rifino, Stefano Monda & Giovannina Maye (prop. owners), 83 Erlanger Boulevard, North Babylon, NY. Permission to diminish width at front property line from 75' to 67'; diminish east side yard from 10' to 6'; diminish west side yard from 10' to 7.8'' ; diminish total side yards from 25' to 13.8'; subdivide a parcel of land from 67' x 325' x 134' x 200' x 67' x 125' into 67' x 239.25'. All in connection with an existing one (1) family dwelling. Property located on the north side of Erlanger Boulevard 597' west of W. 5th Street (in Deer Park), North Babylon, NY.
SCTM#0100-86-3-p/o 5
Zoning District: Residence C Zone

6:10 p.m.

5. Application #18-104 of RD America LLC d/b/a Restaurant Depot (tenant)/JMDH Real Estate of Babylon, LLC (prop. owner), 15-24 132nd Street, College Point, NY. Renewal of permission to increase number of signs on north wall from one (1) to two (2); increase number of signs on east wall from one (1) to two (2); increase sign height on north wall from 6' to 8'; increase sign height on east wall from 6' to 12'; increase total ground sign area from 32 sq. ft. to 84 sq. ft. All in connection with non-conforming wall and ground signs (previously approved for five (5) years. Property located on the west side of Broadhollow Road, 772.42' north of Price Highway, Farmingdale, NY.
SCTM#0100-33-1-12
Zoning District: Industry G Zone
Premises: 1966 Broadhollow Road, Farmingdale

6:10 p.m.

6. Application #18-106 of South Shore Subaru (tenant)/Four for Soob LLC (prop. owner), 3195 Hempstead Turnpike, Levittown, NY. Permission to increase sign height from 15' to 40'; increase area of sign from 32 sq. ft. to 150 sq. ft.; diminish setback on north side from 10' to 1'; diminish setback on west side from 10' to 1'; provide no landscaping. All in connection with the erection of a non-conforming ground sign. Property located on the southeast corner of Sunrise Highway & N. Richmond Avenue, Lindenhurst, NY.
SCTM#0100-156-2-85.004
Zoning District: Industry G Zone/Business Eb Zone
Premises: 305 E. Sunrise Highway, Lindenhurst (showroom)

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6:10 p.m.

7. Application #18-105 of South Shore Subaru (tenant)/ Four for Soob LLC (prop. owner), 3195 Hempstead Turnpike, Levittown, NY. Permission to increase number of signs on north side from one (1) to three (3); diminish setback on north side from 10' to 1'; diminish setback on west side from 10' to 1'; increase sign height from 15' to 40'; increase total sign area from 32 sq. ft. to 150 sq. ft. All in connection with the erection of non-conforming ground and wall signs. Property located on the southeast corner of Sunrise Highway & N. Kings Avenue, Lindenhurst, NY.
SCTM#0100-208-5-46.001 & 42.002
Zoning District: Business Eb Zone
Premises: 195-207 E. Sunrise Highway, Lindenhurst (service center)

6:10 p.m.

8. Application #18-101 of Stephen Dubinsky, 358 Little East Neck Road, West Babylon, NY. Renewal of a special exception permit for an animal kennel. All in connection with an existing building (previously approved for three (3) years). Property located on the west side of Little East Neck Road, 309.23' south of Great East Neck Road, West Babylon, NY.
SCTM#0100-216-2-4.001
Zoning District: Business E Zone

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 21, 2018