

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF AP PEALS**

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 on Zoning Board of Appeals will hold a Public Hearing at

**TOWN BOARD ROOM
(Located in the East Wing)
at Babylon Town Hall,
200 East Sunrise Highway,
Lindenhurst, New York**

on **THURSDAY, JANUARY 15, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #25-242 Phillip J. Malfitani, 70 Lemay Street, West Hartford, CT. Permission to diminish width at front street line from 60' to 40' on Grand Boulevard; diminish width at front street line from 60' to 46.23' on Lakewood Street. All in connection with a proposed two-story, single-family dwelling. Property located on the south side of Lakewood Street. 231.60' east of Doe Street, Wyandanch, NY.
SCTM#0100-57-2-24
Zoning District: Residence C
Subject Premises: 22 Lakewood Street, Wyandanch, NY

6:05 p.m.

2. Application #25-238 Jose Espinal (applicant)/JRE Development LLC (prop. owner), 229 West 21st Street, Deer Park, NY. Permission to diminish rear yard setback from 40' to 30'. All in connection with a proposed two-story single-family dwelling. Property located on the east side of South 35th Street, 100' south of Brooklyn Avenue, Wyandanch NY.
SCTM#0100-54-3-13
Zoning District: Residence B
Subject Premises: 5 South 35th Street, Wyandanch, NY

6:10 p.m.

3. Application #25-241 Johan J. Araya and Sergio D. Batres, 141 Greenwood Drive, North Babylon, NY. Permission to increase total building area from 20% to 30.16% (over by 762.74 sq. ft.); diminish west side yard setback from 12' to 7.04' (for egress window well); diminish total side yards from 30' to 13.04'. All in connection with the installation of two (2) window wells and to legally maintain a finished basement, rear deck, patio, and gazebo. Property located on the north side of Greenwood Drive, 827' east of Parliament Place, North Babylon, NY.
SCTM#0100-120-1-43

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Zoning District: Residence B

6:15 p.m.

4. Application #25-240 Robert V. Held, 132 Pine Acres Boulevard, Deer Park, NY. Permission to increase total building area from 20% to 23.13% (over by 313 sq. ft.); increase area of accessory building from 500 sq. ft. to 528 sq. ft. (for detached garage); diminish distance to south side lot line from 8' to 5'; diminish distance to rear lot line from 8' to 5'. All in connection with a proposed detached garage and to legally maintain a rear second-story deck. Property located on the west side of Pine Acres Boulevard, 644.19' north of Liberty Avenue, Deer Park, NY.
SCTM#0100-22-2-97
Zoning District: Residence B

6:20 p.m.

5. Application #25-236 Donald S. and Teresa M. Skene, 127 Kellum Street, West Babylon, NY. Permission to diminish front yard setback from 30' to 26' – 6"; diminish west side yard setback from 10' to 5' - ¾"; diminish east side yard setback from 10' to 4' – 10" (for cellular entrance); diminish total side yards from 25' to 10' – 2 ¾"; allow an outside cellar entrance in the side yard, a non-permitted location; increase total building area from 30% to 35.56% (over by 333.74 sq. ft.); diminish distance to west side lot line from 6' to 1' – 8" (for shed); diminish distance to rear lot line from 2' to 1' – 11" (for shed); diminish distance to east side lot line from 2' to 0' (for concrete patio). All in connection with a proposed second-story addition and to legally maintain a deck, concrete patio, and two (2) sheds. Property located on the north side of Kellum Street, 315' west of Shelton Street, West Babylon, NY.
SCTM#0100-133-3-49
Zoning District: Residence C

6:25 p.m.

6. Application #25-239 Subzero Insulation and Refrigeration Technologies LLC (tenant)/Town of Babylon Industrial Development Agency (prop. owner), 45 East Industry Court, Deer Park, NY. Requesting a special exception permit to operate a public garage; diminish off-street parking from fifty-three (53) parking stalls required to sixteen (16) parking stalls provided. All in connection with an existing building. Property located on the east side of Industry Court, 262.38' north of Grand Boulevard, Deer Park, NY.
SCTM#0100-68-1-24
Zoning District: Industry Ga

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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
 December 18, 2025