

**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 29, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #25-246 Salvatore Lupo, 37 Andover Drive, Deer Park, NY. Permission to diminish front yard setback from 30' to 25' on Andover Drive; diminish west side yard setback from 12' to 7.1'; increase total building area from 20% to 33.92% (over by 2,169.99 sq. ft.); diminish distance to east lot line from 8' to 5.7' (for shed); diminish distance to west lot line from 8' to 7' (for shed). All in connection with a proposed one-story addition and to legally maintain a shed. Property located on the north side of Andover Drive, Deer Park, NY.
SCTM#0100-19-2-92
Zoning District: Residence B

6:05 p.m.

2. Application #25-248 Costello's Ace Hardware (tenant)/Central View Property LLC and 11 Monument LLC (prop. owners), 770-11 Grand Boulevard, Deer Park, NY. Permission to diminish distance to east property line from 10' to 6' – 5''; diminish distance to south property line from 10' to 4' – 5''; increase allowable obstruction of glass area for a window sign from 50% to 100% (for two (2) window signs at east elevation); increase allowable obstruction of glass area for a window sign from 50% to 100% (for seven (7) window signs at north elevation); increase allowable obstruction of glass area for a window sign from 50% to 100% (for three (3) window signs at west elevation); increase allowable obstruction of glass area for a window sign from 50% to 100% (for eight (8) window signs at south elevation); increase number of signs on east wall from one (1) to seven (7); increase number of signs on north wall from one (1) to eight (8); increase number of signs on west wall from one (1) to three (3); increase number of signs on south wall from one (1) to eight (8). All in connection with the erection of non-conforming wall and ground signs. Property located on the north side of Broad Hollow Road, 1,409.35' east of Great Neck Road, Farmingdale, NY.
SCTM#0100-95-1-46.001
Zoning District: Industry G
Subject Premises: 242 Broad Hollow Road, Farmingdale, NY

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6:10 p.m.

3. Application #25-247 MRM Ventures LLC (tenant)/John and Paul Watral (prop. owners), 429 Centre Island Road, Oyster Bay, NY. Requesting a special exception permit to operate a retail recreational marijuana dispensary; diminish allowable radius from lots zoned or used for residential from 750' required to 460' provided. All in connection with a portion of an existing business. Property located on the south side of Grand Boulevard, 272.70' west of Brandywine Drive, Deer Park, NY.
SCTM#0100-67-1-10.020
Zoning District: Industry G
Subject Premises: 786 Grand Boulevard, Deer Park, NY

6:15 p.m.

4. Application #25-249 Master Craft Finishers Inc. (tenant)/30 West Jefryn LLC (prop. owner), 30 West Jefryn Boulevard, Deer Park, NY. Requesting a special exception permit to operate a fire arm refinishing facility. All in connection with legally maintaining an existing metal finishing operation in a portion of an existing building. Property located on the south side of West Jefryn Boulevard, 55.38' east of Burt Drive, Deer Park, NY.
SCTM#0100-67-1-24.068
Zoning District: Industry Ga

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
January 6, 2026