

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, MARCH 5, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #26-3 Michael J. and Nicole Kilbridge, 153 14th Street, West Babylon, NY. Permission to increase total building area from 30% to 42.8 % (over by 1,299.5 sq. ft.). All in connection with the installation of an inground swimming pool and paver patio. Property located on the south side of Fourteenth Street, 50' west of Second Avenue, West Babylon, NY.
SCTM#0100-130-3-7
Zoning District: Residence C

6:05 p.m.

2. Application #26-10 Maria Tatti-Rashidi, 20 Strathmore Drive, North Babylon, NY. Permission to increase number of sheds per lot allowed from two (2) to three (3). All in connection with legally maintaining three (3) sheds. Property located on the south side of Strathmore Drive, 336.44' east of Banner Lane, North Babylon, NY.
SCTM#0100-148-2-69
Zoning District: Residence A

6:10 p.m.

3. Application #26-8 Nicholas Olson and Menaza Townsend, 641 Arlington Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 26' – 7'' on Arlington Road; diminish distance to front street line from 40' to 7' – 6'' on Arnold Avenue (for pavilion). All in connection with a proposed second-story addition and to legally maintain a pavilion. Property located on the northwest corner of Arlington Road and Arnold Avenue, West Babylon, NY.
SCTM#0100-214-2-110
Zoning District: Residence C

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6:15 p.m.

4. Application #26-4 Christine Sewell, 20 Hawthorne Street, East Farmingdale, NY. Permission to increase total building area from 30% to 51.9% (over by 1,647.69 sq. ft.); increase total building area of rear yard for accessory structures from 45% to 68.4% (over by 761.25 sq. ft.); diminish distance to west side lot line from 2' to 1.5'; diminish distance to rear lot line from 2' to 1.5'; diminish distance to west side lot line from 6' to 5' (for pool); diminish distance to rear lot line from 6' to 5' (for pool). All in connection with the installation of an inground pool and paver patio. Property located on the north side of Hawthorne Street, 552.89' east of Melville Road, East Farmingdale, NY.
SCTM#0100-30-1-53
Zoning District: Residence C

6:20 p.m.

5. Application #26-2 Robert Perticone (applicant)/109 Partners LLC (prop. owner), 55 Evergreen Street, West Babylon, NY. Permission to erect a senior citizen multiple residences building on 0.56 acres where two (2) acres is required; diminish front yard setback from 30' to 5'- 2'' at Farmingdale Road (Route 109); diminish north side yard setback from 20' to 3'; diminish common outdoor recreational area from 1,350 sq. ft. required to 812 sq. ft. provided; diminish common indoor recreational area from 1,500 sq. ft. required to 1,140 sq. ft. provided. All in connection with a proposed two (2) story, nine (9) unit, senior citizen multiple residence building. Property located on the north side of Farmingdale Road (Route 109), 737.21' west of Glenda Drive, West Babylon, NY.
SCTM#0100-209-3-8
Zoning District: Senior Citizen Multiple Residence
Subject Premises: 195 Farmingdale Road, West Babylon, NY

6:25 p.m.

6. Application #26-7 Deer Park Auto Collision (tenant)/MEHR 93 LLC (prop. owner), 93 West 1st Street, Deer Park, NY. Renewal of a special exception permit to operate a public garage for auto body repair; allow outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building (previously approved for three (3) years, expired September 29, 2025). Property located on the east side of W. 1st Street, 150.30' north of Grand Boulevard, Deer Park, NY.
SCTM#0100-63-1-65.005
Zoning District: Business E

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6:30 p.m.

7. Application #26-9 Burger Brothers Restaurant Group Inc. (tenant)/Burger King Company LLC (prop. owner), 1300 Deer Park Avenue, North Babylon, NY. Permission to diminish front yard setback from 60' to 12.7'; diminish rear yard setback from 50' to 44.1'. All in connection with proposed interior alterations, a new addition, and front canopy along with site improvements. Property located on the west side of Deer Park Avenue between Easton Avenue and Shipman Avenue, North Babylon, NY.
SCTM#0100-113-3-48
Zoning District: Business Ea

6:35 p.m.

8. Application #26-6 Roberts Plywood (tenant)/45 N. Industry Partners, LLC (prop. owner), 45 N. Industry Court, Deer Park, NY. Requesting a special exception permit to allow retail sales of plywood; diminish off-street parking from one hundred forty-one (141) parking stalls required to eighty-nine (89) parking stalls provided; allow two (2) buildings where one (1) is permitted. All in connection with a proposed warehouse and canopy on an existing building. Property located on the west side of North Industry Court, 1,861.62' north of Grand Boulevard, Deer Park, NY.
SCTM#0100-68-1-8.004 & 8.001
Zoning District: Industry Ga

6:40 p.m.

9. Application #26-1 Aromatic Gardens (tenant)/BrookeRose Realty LLC (prop. owner), 231 Edison Avenue, West Babylon, NY. Requesting a special exception permit to operate a retail marijuana dispensary; increase total building area from 40% to 43.10% (over by 878.8 sq. ft.); diminish front yard setback from 30' to 29' – 10'' on Eads Street; allow three (3) parking stalls beyond the front building line; diminish off-street parking from thirty-five (35) parking stalls required to twenty-two (22) parking stalls provided. All in connection with interior alterations to a portion of an existing building to allow a retail marijuana dispensary. Property located on the northeast corner of Edison Avenue and Eads Steet, West Babylon, NY.
SCTM#0100-74-2-24.014
Zoning District: Industry GB

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6:45 p.m.

10. Application #26-5 1116-1118 Realty, LLC, 1108 Route 110, Farmingdale, NY. Permission to diminish front yard setback from 25' to 3.5'; diminish rear yard setback from 50' to 43.7'; diminish off-street parking from twenty-one (21) parking stalls required to fifteen (15) parking stalls provided. All in connection with the proposed erection of a one-story restaurant with a drive thru. Property located on the west side of Route 110, 298.04' north of Parkway Court, Farmingdale, NY.
SCTM#0100-121-1-14.002 & 13.001
Zoning District: Residence B & Business E
Subject Premises: 1116 & 1118 Broadway, East Farmingdale, NY

6:50 p.m.

11. Application #26-20 1116-1118 Realty, LLC, 1108 Route 110, Farmingdale, NY. Permission to increase number of signs on south wall from one (1) to two (2); increase number of signs on north wall from one (1) to two (2); increase number of signs per parcel from one (1) to six (6); diminish distance to west lot line from 10' to 3'. All in connection with the erection of non-conforming wall and ground signs. Property located on the west side of Route 110, 298.04' north of Parkway Court, Farmingdale, NY.
SCTM#0100-121-1-14.002 & 13.001
Zoning District: Residence B & Business E
Subject Premises: 1116 & 1118 Broadway, East Farmingdale, NY

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
February 9, 2026