

**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

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

on **THURSDAY, MARCH 26, 2026**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

1. Application #26-27 Jarlin Y. Valle Bautista and Ingris Y. Garcia Mondragon, 315 4<sup>th</sup> Street, North Lindenhurst, NY. Permission to diminish front yard setback from 30' to 21.21' (for porch); diminish distance to the west side yard setback from 12' to 10.8'; increase total building area from 20% to 41.41% (over by 2,141.07 sq. ft.); diminish distance to rear lot line from 8' to 2.78' (for pavilion); diminish distance to east side lot line from 8' to 4.2' (for pavilion); diminish distance to west side lot line from 2' to 1' (for shed #1); diminish distance to west side lot line from 2' to 0.5' (for shed #2); diminish distance to rear lot line from 2' to 0.6' (for shed #2); increase number of allowable sheds from two (2) to three (3). All in connection with a proposed second-story addition and to legally maintain a front porch, pavilion, patios, and sheds. Property located on the south side of Fourth Street, 100' east of Third Avenue, North Lindenhurst, NY.  
SCTM#0100-129-5-77  
Zoning District: Residence B

**6:05 p.m.**

2. Application #26-29 Thomas Beeker, 110 Farmers Avenue, North Lindenhurst, NY. Permission to diminish front yard setback from 30' to 18' (for roofed over front porch); diminish west side yard setback from 12' to 7.4'; diminish total side yards from 30' to 19.8'; increase total building area from 20% to 38.84% (over by 2,026.3 sq. ft.). All in connection with a proposed second-story addition. Property located on the south side of Farmers Avenue, 70.53' west of North Fulton Avenue, North Lindenhurst, NY.  
SCTM#0100-154-3-29  
Zoning District: Residence B

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**6:10 p.m.**

3. Application #26-30 Wayne Legette, 18 Governor Avenue, West Babylon, NY. Permission to increase total building area from 20% to 30.4% (over by 1,044.79 sq. ft.); diminish distance to front street line from 40' to 12.6' (on Fulton Place (for pool)); allow a 6' fence beyond the front building line along Fulton Place. All in connection with legally maintaining a patio, shed, gazebo, fence, and pool. Property located on the northwest corner of Governor Avenue and Fulton Place, West Babylon, NY.  
SCTM#0100-107-1-9  
Zoning District: Residence B

**6:15 p.m.**

4. Application #26-32 Joseph Wilson, 32 Pace Drive, North Babylon, NY. Permission to diminish south side yard setback from 10' to 6'; diminish total side yards from 25' to 16.4'. All in connection with legally maintaining a rear one-story addition. Property located on the west side of Pace Drive, 68.99' north of Veronica Lane, North Babylon, NY.  
SCTM#0100-153-3-12  
Zoning District: Residence C

**6:20 p.m.**

5. Application #26-28 Argyle Lake Ventures LLC (tenant)/JS Babylon Honda Realty, LLC (prop. owner), 646 Main Street, Port Jefferson, NY. Permission to diminish off-street parking from one hundred eighty (180) parking stalls required to one hundred twenty-six (126) parking stalls provided. All in connection with interior alterations to an existing building for a change of use to medical offices and associated site work. Property located on the south side of Evergreen Street, 144.33' east of Great East Neck Road, West Babylon, NY.  
SCTM#0100-217-2-57 & 78.001  
Zoning District: Industry G  
Subject Premises:80 & 100 Evergreen Street, West Babylon, NY

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**6:25 p.m.**

6. Application #26-31 Raising Cane's Restaurants, LLC (tenant)/Main & Elm LLC and Repla LLC (prop. owners), 500 Old Country Road, Garden City, NY. Permission to increase sign height from 6' to 14' - 3'' (sign #13); increase sign height from 6' to 9'(sign #5); increase sign height from 6' to 7'- 11''(sign #6); increase number of signs on west wall from one (1) to three (3); increase number of signs on north wall from one (1) to two (2); increase number of signs on south wall from one (1) to two (2); increase number of ground signs from one (1) to five (5); increase area of sign from 32 sq. ft. to 41.21 sq. ft. (sign #8); increase area of sign from 32 sq. ft. to 41.21. sq. ft. (sign #9). All in connection with the erection of non-conforming wall and ground signs. Property located on the east of Broadhollow Road, 3,790.82' south of Conklin Street, East Farmingdale, NY.  
SCTM#0100-71-1-4.003  
Zoning District: Industry G  
Subject Premises: 901 Broadhollow Road, 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  
March 2, 2026