

**PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF THE  
TOWN OF BABYLON, HELD IN BABYLON TOWN HALL, 200 EAST  
SUNRISE HIGHWAY, LINDENHURST, NEW YORK, THURSDAY,  
JANUARY 8, 2026 AT 6:00 P.M.**

**PRESENT:**                   **MICHAEL KANE, CHAIRMAN**  
                                  **CHARNEICE McCULLOUGH, VICE CHAIR**  
                                  **JOHN SHEPARD**  
                                  **NICHOLAS F. RIGNEY**  
                                  **MARCO PARODI**  
                                  **JOSEPH MONTIGLIO**  
                                  **CHRISTINE KORKIDIS**

**PAMELA J. GREENE, COUNSEL TO BOARD**  
**KATIE REILLY, PLANNER**  
**ANTHONY VALENTINO, DEC**  
**JOSEPH RUSSO, DEC**  
**DOREEN SNYDER, RECORDING SECRETARY**

**ABSENT:**                   **STEVEN DELLAVECCHIA**

**Chairman Kane called the meeting to order and the Pledge of Allegiance to the Flag was recited.**

**The procedure was explained in which each calendar listing would be heard. Each applicant will hand in the affidavit of posting, proceed to the podium, give their name and address.**

**Mr. Kane will read into the record certain items contained in the file. The applicant will then make his/her presentation. The Board will ask what questions they deem appropriate. The public will be asked to comment.**

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**NEXT HEARING DATE: JANUARY 15, 2026**

**6:00 p.m.**

1. Application No.: 25-237  
Applicant: Renee Hovanec, 9 Hollings Drive, Deer Park, NY  
Location: southeast corner of Hollings Drive and Totten Avenue,  
Deer Park, NY  
SCTM No.: 0100-18-2-70  
Zoning District: Residence B

Variations requested:

1. to diminish front yard setback from 30' to 25' on Totten Avenue

All in connection with legally maintaining an existing one-story addition.

APPEARED: Nicole Blanda, Esq.  
535 Broadhollow Road  
Melville, NY

The following documents were submitted as exhibits before the start of the hearing: Planning Division memo dated 12/29/25; DEC memo dated 1/7/26; survey by Michael K. Wicks dated 10/7/25; tax map acting as an area map; site plan dated 10/27/25; 4 photographs.

Ms. Blanda stated I am here tonight on behalf of the homeowner Renee Hovanec seeking a front yard variance for a small portion of their existing dwelling. It is located on a corner lot and it does require two front yard setbacks. The original dwelling was built in 1966. Then in 1988, they appeared before this Board for variances in connection with a second story addition as well as fencing. As part of that application, one of the variances requested was to permit a 6' fence to run from Totten to the dwelling and it specifically says 25'. At that time, I believe in 1988, they were permitted to have a 25' setback on that street because the dwelling existed and a second story addition was approved at that setback. However, since then, I believe in 2002 in Res B the front yard requirements were increased to 30'. After in 89, the second story was CO'd but later in 1991 this little bump out that's 17.5 x 10.7 was a patio area was further enclosed and created to be habitable space as part of their house.

They are now selling their home. The setback is obviously in line with the rest of the house. We are seeking a front yard setback to reduce from 30' to 25'. They are trying to legalize and maintain what is there so they can sell their home and move on to their new home, I believe it is 4 houses down.

The property is well maintained, it has been inspected already by Mr. Harkins, everything looks good. There are no issues or complaints. We are here tonight to hopefully legalize it and maintain that setback.

Mr. Montiglio stated I passed the house it looks nice. They constructed it with no permit?

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Ms. Blanda stated they did. They did all that work and got the permits for the second story addition and even came here for variances. Then in 1991, things happen and they enclosed it. It has been inspected, they have the electrical underwriters, and everything has passed.

No further registrants were heard on this application.

A motion was made by Mr. Montiglio to APPROVE application (25-237) of Renee Hovanec. The motion was seconded by Mr. Shepard. The motion carried, all members present voting “AYE”.

**6:05 p.m.**

- |    |                  |   |
|----|------------------|---|
| 2. | Application No.: | 25-233  |
|    | Applicant:       | Hakan Sari, 69 East Beach Promenade, Lindenhurst, NY                                    |
|    | Location:        | south side of East Beach Promenade, 160’ east of East Riviera Drive,<br>Lindenhurst, NY |
|    | SCTM No.:        | 0100-186-3-91   |
|    | Zoning District: | Residence C   |

Variances requested:

1. to diminish west side yard setback from 10’ to 6.2’
2. diminish total side yards from 25’ to 15’
3. increase total building area from 30% to 40.2% (over by 696.8 sq. ft.)
4. diminish distance to east side lot line from 2’ to .4’ (for shed)
5. diminish distance to east side lot line from 2’ to .4’ (for pavers)
6. diminish distance to west side lot line from 2’ to 0’ (for pavers)

All in connection with the erection of a one-story rear addition and 2<sup>nd</sup> floor addition and to legally maintain a dormer expansion, second floor balcony, shed, and paver patio.

7. *LETTER: From: Justin Philips, NYCD Group, Inc. – RE: ZBA #25-233 of Hakan Sari – requesting adjournment to January 22, 2026 due to failure to post public notice sign as required*

***Adjourned to 1/22/26***

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**6:10 p.m.**

3. Application No.: 25-232  
Applicant: Leo and Ellen Marie DeNicola, 51 Village Line Road, Babylon, NY  
Location: north side of Village Line Road, 586.84' east of Deer Park Avenue,  
Babylon, NY  
SCTM No.: 0100-162-4-42  
Zoning District: Residence C

Variances requested:

1. to diminish distance to front street line from 40' to 0' on Oak Rest Lane (for outdoor shower)
2. diminish distance to front street line on Oak Rest Lane from 40' to 2.1' (for sauna)
3. diminish distance to front street line from 6' to 0.5' on Oak Rest Lane (for shed)
4. increase total building area from 30% to 32% (over by 186.62 sq. ft.)
5. diminish distance to west side lot line from 6' to 2.1' (for shed)
6. diminish distance to east lot line from 2' to 1' (for paver patio and wood deck)
7. diminish distance to east lot line from 2' to .7' (for cold plunge tub)
8. increase number of accessory structures from two (2) to three (3)

All in connection with legally maintaining a shed, sauna, paver patio, roofed front porch, outdoor kitchen, cold plunge tub, sauna and outdoor shower.

***\* \* \*correspondence #'s 1 thru 6 – concerns regarding application***

APPEARED: John Farrell, Esq.  
1300 Veteran's Memorial Highway, Suite 100  
Hauppauge, NY

The following documents were submitted as exhibits before the start of the hearing: Planning Division memo dated 1/6/26; DEC memo dated 1/7/26; survey by William Simmons dated 4/21/25; tax map acting as an area map; 6 letters of correspondence in opposition; if approved this application will not result in significant impact; 9 photographs.

Mr. Farrell stated I have not been provided with copies of that correspondence in opposition so if the Board has copies I would like to review them.

Mr. Kane stated we will give them to you.

Mr. Farrell stated the property is located in Babylon; the village line runs down Village Line Road. It is in the North Babylon School District. The property is 50' wide and 177' deep, a total of 8,350 sq. ft. It is improved with a two-story single-family dwelling. In addition to the dwelling, my client has an accessory building and some accessory structures including a sauna, shed and a cold plunge tub. These structures are what bring us here tonight. They are relatively minor in nature when you view them in context of the surrounding community, and we don't think they have a negative impact on the area.

We are here tonight because we need relief from several things. We need a reduction in front yard setback because we have a secondary front yard on Oak Rest Lane though I am not sure I agree with that because there is town owned property behind our lot and beyond the town owned property is Oak Rest Lane. I would

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submit that property blocks off the secondary street frontage. We don't have secondary street frontage. The street frontage is on the town-owned lot that is behind us. If that's the case, then it changes the nature of the application mainly because the reduction in the front yard setback from 40' for some of these structures would be a reduction from 6'. For example, the permission to diminish the front street line from 40 to 0 for the outdoor shower would be from 6 to 0. Diminish the front street line for the sauna would be from 6' to 2.1'. To diminish the front street line for the shed would be based on the size of this structure, I believe it would be a 6' though I'm not sure because I think this structure is large enough to constitute an accessory building and not an accessory structure because it's larger than 100 sq. ft. I would defer to the Board's opinion on that. To increase the total building area from 30 to 32% that stays the same. Diminish from the west side from 6 to 2.1 for the shed, that remains the same. Diminish the east side from 2 to .7 for the cold plunge tub, that remains the same.

On item number 7 to increase the number of accessory structures from 2 to 3, I believe that was an error as well. If the shed constitutes an accessory building because it's larger than 100 sq. ft., we are permitted to have a single accessory building and two accessory structures on the premises. So, that would eliminate that variance altogether. I know it is coming up last minute; I was hired after the denial was issued. My client has been repeatedly harassed by his neighbor for the past 9 months. Coming forward tonight and moving to amend the application would be the quickest path to do so.

I was reading the Planning memo and one of the things suggested was that the structures be moved away from the property adjoining property lines because there's enough property on my client's lot and would have less impact on the neighbors. I would submit that there is no impact on the neighbors. If you look at the aerial photo of this property, the neighbors all have the same length lots. There is nothing behind this far back in their properties. If we moved it closer or further away from the street it would just be moving it closer to their homes and to the extent it has an impact, it would have more impact because it would be closer to their dwellings. Although, I do question whether or not a sauna and a cold plunge tub actually have an impact. This is not a sports court. It's not even a swimming pool. These are things that are used for rest and relaxation. You are not generating a lot of noise when you are in a cold plunge tub or a sauna that is enclosed. The inspector was out last week. There were some questions about the use of the shed. The shed is used for storage. There should be pictures in the record that the inspectors submitted. There is an electrical panel in the shed that is to provide service for the cold plunge tub and the sauna. There is no habitable space, and we will agree it will never be converted to habitable space. My client would even agree if the structures had to come down or be replaced, he would place them in a location that was appropriate according to the required setbacks. If the Board has any questions, I would be happy to answer them. Everyone along Oak Rest Lane that fronts on Village Line Road has a fence that is similar to my client's fence. Many of them have been replaced. There are what appear to be new vinyl fences. I don't believe any of those residences have applied for building permits. Not to say that we haven't, but I think my client did not realize he would need a permit as it was just matching what the other residents in the area did.

Ms. McCullough stated it is a very busy application.

Mr. Farrell stated it is on paper.

Ms. McCullough asked when was the property purchased by your client?

Mr. Farrell stated 1980 something. 32 years ago.

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Ms. McCullough asked so all these structures have been built constructed at some point within that time frame, it wasn't purchased with any of these structures.

Mr. Farrell stated the shed was always there. The cold plunge tub and the sauna are new.

Ms. McCullough asked are you aware that some of these items are on... you guys are using the Town of Babylon's right of way?

Mr. Farrell stated the only things that encroach on the right of way are the shower area, which is really just the grade level of the shower. It's really just rocks it's not anything significant. The planter my client put there to provide some height and some screening for residents on Oak Rest Lane, he is happy to remove that if the Board wants that as a condition of the approval. He will take the planter out completely. The fence, I think according to the Planning memo that wasn't called out in the letter of denial. I'm not sure why so we will have to deal with that on a separate application.

Ms. McCullough stated we have received some complaints about a kitchen being in the shed building, was that ever the case?

Mr. Farrell stated no, if you look at the pictures, no offense to my client but it's a pig sty.

Ms. McCullough stated I saw it.

Mr. Farrell stated his kids are older now, his son works with me at my law firm. It's storage that they have accumulated over the years. He does not have any living space. The electrical panel that's in there is strictly to service the sauna and the cold plunge tub.

Ms. McCullough asked so both of those items would still need a variance as well. Is there any type of dialogue there to move those in?

Mr. Farrell stated I wish there were. I think it presents a lot of challenges to move those structures. I would love to say that we could do it easily, but the fact of the matter is they are in the least intrusive location of the property when you are considering the neighbors. There is nobody behind us and the properties on either side, there are no structures on the property. So, it's really just these structures that are there. He is not having an impact on the neighbors.

Mr. Kane asked is there water going to the sheds?

Mr. Farrell stated no, there is no water in the sheds.

Mr. Kane stated and we determined there is electric in the shed.

Mr. Farrell stated there is electric, there is a light in the shed. The inspector was there and he didn't note anything out of the ordinary for a shed.

Mr. Kane asked what about hooking up to the waste line or anything like that?

Mr. Farrell stated no, absolutely not.

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Mr. Kane stated there is something on here about a permanent basketball court, can you talk about that?

Mr. Farrell stated I don't know anything about that. The house has been inspected so many times because the neighbor it's silly because this started as a result of a parking dispute because my client's car encroached in front of the neighbor's house. He didn't like that; there was a dispute and the next thing you know inspectors start showing up every day. He's called the Fire Marshal he's called building inspectors; he's called Code Enforcement. Everybody's been there. Everybody's inspected it. The items that we are here for tonight are the only things that don't comply with the code.

Mr. Kane asked so it's your take on this that this is actually a backyard because there is property between the curb and the property line?

Mr. Farrell stated there is a tax lot, it's an official tax lot. It's not like it's part of the right of way. It's a tax lot that is owned by the Town of Babylon. It runs the entire length of Oak Rest Lane, from Deer Park Avenue down to I forget the name of the Creek. It's not a buildable lot, but it's a lot.

Mr. Kane stated if that's the case, it takes these variances down substantially.

Mr. Farrell stated very significantly, yes.

Mr. Rigney stated I do know we maintain along Oak Rest. We cut and clean behind those houses. It's on our to-do list for Highway.

Mr. Kane stated that is something we will have to look into.

Mr. Farrell stated when I started looking into this, that was the first thing that popped out to me. Why are we being treated as a secondary front yard when there is a tax lot behind us. The town is telling us we are encroaching on the tax lot.

Mr. Shepard asked if the electrical panel has an underwriter's certificate?

Mr. Farrell stated I don't believe it does, but we are going to have to get one as part of this application. My client does a lot of his own work; he owns a lot of restaurants. We are sure it will pass; we have not had any issues but as part of the building permit process we will have to get the underwriters.

Mr. Kane asked where did the electric come from, the house?

Mr. Farrell stated yes, from the house. He ran it underground.

Ms. McCullough asked and the plumbing for the outdoor shower, is that separate?

Mr. Farrell stated I don't know; I'd have to look into that. It's really just a hose bib that's high with a shower head on it. I don't know if you need a plumbing permit for it.

Mr. Kane asked is it fed by a hose?

Mr. Farrell stated it is fed by a pipe. If we need a plumbing permit, we will make sure we get one.

Mr. Shepard asked is it hot and cold?

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Mr. Farrell stated I believe it's both. It's out of the basement so we will need a plumbing permit for that.

Mr. Shepard asked and the drainage?

Mr. Farrell stated there is a drain in there, but it's not a heavy use thing. There is black stone in there.

Mr. Kane asked like a drywell kind of thing?

Mr. Farrell stated yeah.

Mr. Rigney stated 55-gallon drum.

Mr. Farrell stated he bought a drywell that you would use for an outdoor shower. Dug the hole and put it in.

Ms. McCullough stated and you were unable to move that because we usually are not favorable for granting outside shower areas that are not attached to the home.

Mr. Farrell stated I have to talk to my client, if there really is an objection to the shower area, I can see if we can remove it, but I think the shower head itself is on the property. It's really just the base that kind of extends over a little bit.

Ms. McCullough stated it's more so that it's detached.

Mr. Farrell stated I think when you have the sauna and the cold plunge tub the way I understand how it works is you go in the sauna, get your sweat going, rinse off in the shower and then you go into the cold plunge tub. It's supposed to rejuvenate you, it's good for your muscles. I think the shower is where you wash off the stink, if you will, before you get into your cold plunge tub so you're not constantly changing the water. If it's a matter of cutting off or relocating the outdoor shower we can maybe do that.

Mr. Montiglio asked why is it so far from the house?

Mr. Farrell stated everything is below the fence line. When you drive down Oak Rest Lane you can't see any of this.

Mr. Montiglio stated you walk out of your house, the back of the yard to take care of all this business, then you have to walk back to your house again.

Mr. Farrell stated location preference is something people consider. If you look at the ability to run the electric from the shed to the structures, it makes more sense to put it in the back. I think if you are looking for what those things are intended for, peace and tranquility. I think you want to put it as far away from the house and as far away from your family as possible. I think that's the reason for the selection. It's a quiet area away from the hustle and bustle of the house.

Mr. Kane asked this is not part of the application but I'm curious is there a lot of activity that goes on back there, parties?

Mr. Farrell stated no. My client's very quiet, he's very busy he's constantly working. He's not home much to entertain and have parties. He has this little area in the backyard to try to relax.

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APPEARED: Karen Caporale  
27 Oak Rest Lane  
Babylon, NY

Ms. Caporale was duly sworn before testimony.

Ms. Caporale stated I moved in in 1990. Just before I moved in, there were a number of residents on Village Line that wanted to extend and create frontage using Oak Rest as an in/out. That was defeated and we are happy about that. Living there over the years, I'm noticing, have your cold plunge or whatever. Now, I'm noticing the line of the fence has been pushed. Now, is that Town property, is that the gentleman's property. Neighbors on Village Line have taken it upon themselves to help themselves to extend.

Mr. Kane stated it's everybody over there.

Ms. Caporale stated yeah. The area is terrific because it's quiet, we don't have neighbors across the way. We are seeing their backyards. No complaint. I feel as if this is a step and if you accept it then I accept it. I just question if that's an okay precedent. We do appreciate that the town property, everyone walks their dog there. I don't object to that. I don't mind the structures; I am not offended by what's there. I am offended by the push out.

Mr. Kane stated all the neighbors have kind of pushed out.

Ms. Caporale stated a number of them I wouldn't say all of them.

No further registrants were heard on this application.

***HEARING CLOSED – DECISION RESERVED***

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**6:15 p.m.**

4. Application No.: 25-234  
Applicant: Robin Assouman and Nadine Clergeau, 148 Long Island Avenue,  
Wyandanch, NY  
Location: southwest corner of Long Island Avenue and South 27<sup>th</sup> Street,  
Wyandanch, NY  
SCTM No.: 0100-56-1-38.001  
Zoning District: Residence C

Variations requested:

1. to diminish front yard setback from 30' to 15' on South 27<sup>th</sup> Street
2. to lift previously imposed covenant and restriction "no further expansion of the dwelling"

All in connection with the erection of a second-floor addition over an existing garage.

APPEARED: Robin Assouman  
148 Long Island Avenue  
Wyandanch, NY

Mr. Assouman was duly sworn before testimony.

The following documents were submitted as exhibits before the start of the hearing: Planning Division memo dated 12/29/25; DEC memo dated 1/7/26; survey by CSE Land Surveying dated 7/16/24; tax map acting as an area map; if approved, this application will not result in significant impact; site plan dated 5/11/22; 3 photographs.

Mr. Assouman stated we bought this house like 11 months. We live there me and my wife and four kids. After 3 months, my mom was living in Florida. She asked us to come live with us. We accepted that and she is with us. We don't have enough room; this is the reason I ask if we can build a room on top of my garage for my mom.

Mr. Kane asked the house was built in 23?

Mr. Assouman stated 24.

Mr. Kane stated when you came here at that time, there was a covenant and restriction put on it that no further expansion of the dwelling. Now, you are back here asking for an expansion of the dwelling. Were you represented by counsel at the time?

Mr. Assouman stated I don't know if something already happened. I feel I would like to do the expansion on top, and I asked the builder to do that. He said he doesn't think they will allow you to do that. If I can build a room on the first floor. So, me and my wife decided to keep the house the way it is. We have big family or guests. I would like to build a room on top.

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APPEARED: Jose Espinal, Contractor  
229 W 24<sup>th</sup> St.  
Deer Park, NY

Mr. Espinal stated I built this house in 2024, and I sold it to Mr. Assouman. I explained to him in the beginning to lift this covenant and restriction he will have to try a variance. I suggested to him to build a room on the first floor and put your mother there because we have this restriction. He doesn't want to do that. He wants to keep the first floor an open concept. He wants to keep all the rooms on the second floor. I told him we can try, we can see what happens. We gave new plans with new drawings. His application is to lift the covenant and build on the second floor.

Mr. Kane explained we almost never lift a covenant and restriction once it is imposed. We are probably not inclined to approve the application.

Mr. Espinal stated I explained to him few times when I built the house, I know I had all these restrictions, so I explained to him. He kept insisting on he needed room for his mother.

Mr. Kane stated I understand what he wants to do, the thing is there was a covenant and restriction that is very current, lifting that will be a big stretch.

No further registrants were heard on this application.

***HEARING CLOSED – DECISION RESERVED***

**6:20 p.m.**

5. Application No.: 25-231  
Applicant: Popeye's (tenant)/756 Broadway Realty LLC (prop. owner),  
983 Willis Avenue, Albertson, NY  
Location: northwest corner of NYS Route 110 (Broadway) and Lindy Avenue,  
North Amityville, NY  
SCTM No.: 0100-164-1-6  
Zoning District: Business E  
Subject Premises: 756 North Broadway, North Amityville, NY

Variations requested:

1. to increase area of three (3) directional signs from 4 sq. ft. to 6 sq. ft.
2. increase allowable height of three (3) directional signs from 2' – 6'' to 3'
3. increase number of signs on east wall from one (1) to two (2)
4. increase number of signs on north wall from one (1) to two (2)
5. increase number of signs on south wall from one (1) to two (2)
6. increase number of signs per parcel from one (1) to three (3)
7. increase sign height on north wall from 6' to 8' – 6''
8. increase sign height on south wall from 6' to 6' – 6''

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9. increase sign height on east wall from 6' to 6' – 3''

All in connection with the erection of non-conforming wall and ground sign.

APPEARED: Dean Koutsoumbis  
121 Newbridge Road  
Hicksville, NY

Mr. Koutsoumbis was duly sworn before testimony.

The following documents were submitted as exhibits before the start of the hearing: Planning Division memo dated 12/29/25; DEC memo dated 1/7/26; if approved, this application will not result in significant impact; Suffolk County Planning memo dated 1/7/26; a decision of local determination, take no position for or against; tax map acting as an area map; plot plan that is undated/unsigned; 4 photographs.

Mr. Koutsoumbis stated we are seeking variances in connection with the proposed Popeye's Restaurant to be located at 756 North Broadway in Amityville. This is a new build restaurant. The property is in close proximity to other fast food restaurants including McDonald's and Taco Bell. The proposed Popeye's Restaurant will include indoor seating and a drive-thru and signage is necessary and customary for this type of use.

Based on the Planning Department's comments, the remaining issues appear to be minor. The ground signs we are proposing a height of 3' where the code is 2'.6" that is a small 6" increase from the code. It is necessary for the visibility for the cars coming in and out of the property to see the entrance. These signs are standard for other Popeye's locations, the newer design Popeye's. From what I understand they are prefabricated and they come this size, that is why we are asking for them at this size.

In addition to the ground signs, we are also asking for variances for the wall signs. We have, if you take a look at my board here. We have two primary signs, this is the front elevation facing Broadway, this is the south elevation facing Lindy Avenue. These are the two biggest wall signs that we are asking for. We have one wall sign facing north, that is this small one that is a 3' diameter, medallion style sign. The 3 signs I described are the main signs and they are illuminated. They are necessary to the store. This one facing north, is a reduced size because it is facing a residence in that direction besides from traffic coming south from Route 110 can see the sign. There is a house just to the north of this property. This was designed not to have a big wall sign over here and just have the small medallion style sign which will be illuminated and shut off when the business is closed. The remaining signs that we are asking for I would like to consider them as branding and logos rather than signage. We have the famous Louisiana chicken, we have a silhouette of a chicken, we have love that chicken. All 3 signs require variances for being more than 6' tall. This bigger one is 8.6 tall, the chicken is 6.3 just a small deviation from what the code is. This other one is only 6.5. It may appear to be signage, but again I'd like to emphasize to the Board these logos that I'm talking about here are really branding and not illuminated, they are thin acrylic panels that are fixed to the wall, no illumination, no sign box, very thin. Those signs are secondary in nature. This is what the other locations are proposing as well. There is only one residential neighbor that could possibly be impacted to the north. The largest sign is not illuminated that is facing their house, the illuminated sign facing their house is the round one. There is no signage proposed in the rear of the property. The property is mostly surrounded by commercial properties. We feel the variances we are asking for are minimal in nature and we kindly ask for your approval.

Mr. Parodi stated you do have a lot of wall signs. Do they need to be that big? Is there any way you can move any of them or just reduce the amount of variance requested?

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Mr. Koutsoumbis stated speaking to my clients, these come the way they come. I possibly could ask for a smaller version of these signs.

Mr. Kane asked what if we just eliminate some of them.

Mr. Parodi asked the love the chicken, that is facing the resident. Why do you need that sign there?

Mr. Koutsoumbis stated this one is the one facing the house it is along the drive-thru lane.

Mr. Parodi asked is it really necessary there? It is huge.

Mr. Koutsoumbis stated I am here to request the variance, if possible, we would like to get them approved as requested. If we can't there is definitely, I understand the store could open if we don't get them all approved. Speaking to my clients, the absolute must is the chicken logo in the front. It is part of the design.

Mr. Parodi stated which is also huge.

Mr. Koutsoumbis stated it is huge but it's only three inches bigger than the code. This one is like 8'6, this one is three inches. Maybe they can do something, trim it a little.

Mr. Parodi asked what about keeping the chicken and get rid of the other ones?

Mr. Koutsoumbis stated out of the three logos, I would say the chicken is probably the more important one. I will leave it up to the Board.

Mr. Shepard asked what are the hours of operation? When will these lights be on?

Mr. Koutsoumbis stated I am not aware of the proposed hours. I could find that information out. I would say in line with the other restaurants.

Mr. Parodi stated speak to your clients. I am okay with the chicken, but the other ones see if you could speak to them and be removed.

Mr. Kane stated speak to your client and get back to us with the hours of operation and our feelings about the signs.

Mr. Koutsoumbis asked do you mind keeping the record open while I make some calls.

Mr. Kane stated absolutely.

Mr. Parodi asked the two signs in the front for the entrance, exit and drive thru. Do they need to be that size? Can they be redesigned to town code?

Mr. Koutsoumbis stated they can be redesigned but they already have them. That's the challenge.

Mr. Parodi explained maybe they should have checked the code before they are doing that. Please confirm the hours.

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No further registrants were heard on this application.

***HEARING CLOSED – DECISION RESERVED – RECORD OPEN***

**6:25 p.m.**

6. Application No.: 25-235  
Applicant: Tire Kings Collision (tenant)/245-255 Skidmore Road LLC  
(prop. owner), 255 Skidmore Road, Deer Park, NY  
Location: west side of Skidmore Road, 255.91' north of Bayshore Road,  
Deer Park, NY  
SCTM No.: 0100-118-2-16  
Zoning District: Industry G

Variances requested:

1. a special exception permit to operate a public garage for auto body repair

All in connection with a portion of an existing building.

APPEARED: Cecilio Joseph  
Tire Kings Collision  
255 Skidmore Road  
Deer Park, NY

Mr. Joseph was duly sworn before testimony.

The following documents were submitted as exhibits before the start of the hearing: Planning Division memo dated 12/29/25; DEC memo dated 12/17/25; survey by Peter J. Brabazon dated 11/5/22; tax map acting as an area map; Suffolk County Planning memo dated 1/7/26; decision of local determination, take no position for or against; need Fire Marshal report; site plan dated 8/18/25; 5 photographs. If approved, we will need a Negative Declaration.

Mr. Joseph stated Fire Marshal came today. I have it right here.

Mr. Kane stated we have not received it.

Ms. Reilly explained we will get it in the office. We just didn't get it in time.

Mr. Joseph stated I work as auto body, mechanic. I was at 370 Commack Road and I moved to 255 for a bigger building, so I can fit my cars. I am working for a living like everyone in America.

Mr. Montiglio asked are you doing work there right now?

Mr. Joseph stated yes, disassembling the cars and putting them back together.

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Mr. Montiglio stated you have no CO to be working there right now.

Mr. Joseph stated no, I have nowhere else to go right now. I was at 370 and it took so long to get to this place with the architect. The old landlord said I couldn't stay there no more.

Mr. Montiglio stated I understand but you can't go ahead and do work with no CO there.

Mr. Joseph stated I can stop if you need me to stop.

Mr. Montiglio stated what is the business model?

Mr. Joseph stated it is myself and two family members. I fix, I pull the frames. The other guy does the high end mechanical and the other one does the detailing.

Mr. Shepard asked 3 employees and you?

Mr. Joseph stated 3 altogether, family members.

Ms. McCullough asked what are the hours of operation?

Mr. Joseph stated 9 to 5 every day, Sunday too.

Mr. Shepard asked what about outdoor storage, anything outside overnight?

Mr. Joseph stated the landlord told me I can't keep nothing outside. Sometimes during the day, I might put two or three in the front but at the end of the day, in the building. He doesn't want nothing outside. Something about the Fire Department, if they need to come down the alley way they need space.

Mr. Kane asked are you painting cars there?

Mr. Joseph stated I want to.

Mr. Kane asked are you currently?

Mr. Joseph stated no, not right now. I would like to.

Mr. Kane stated you are going to need a spray booth if you are going to paint.

Mr. Joseph stated yes, I want to apply for a permit for a spray booth, but just to make money now with the mechanical and the disassembly, I'll do it there. Maybe in a month I will apply. I already put a deposit on a spray booth. That is the majority of my work. Painting cars and high-end repairs.

Mr. Kane stated so you realize you will need a permit for that spray booth.

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Mr. Joseph stated yes.

Mr. Kane stated you shouldn't be spraying anything without a spray booth.

Mr. Joseph stated no, I am not spraying anything. I am doing assembly, when you get the parts, put everything together and give it back to the dealer. I want to paint soon.

Mr. Shepard asked what is your relationship with your landlord, he's got an open case here with somebody else in the building?

Mr. Joseph stated he's okay with me, I don't owe him no money.

Mr. Kane asked is this your first application with us?

Mr. Joseph stated yeah.

Mr. Kane asked is the owner of the building here?

Mr. Joseph pointed yeah, that guy over there, that's his family.

APPEARED: Jacob Curiale  
4 Lansing Lane  
E. Northport, NY

Mr. Curiale was duly sworn before testimony.

Mr. Kane stated tell us about the situation itself there.

Ms. McCullough stated we are talking about 245-A Skidmore Road. There is a tenant there.

Mr. Curiale stated yes. There is actually in the same complex, there's actually someone registered already. So, he's trying to get registered right now. Of course, no outside storage. We are going to follow the rules and if you guys need us to do anything we will do it. About the other case, what happened was, I was going to wait until after the new year, then one of our buildings went on fire on New Year's Day. So, I've been so on with that, that I couldn't get a chance to finish it.

Mr. Shepard asked what do you mean by registered?

Mr. Joseph stated I have a New York State R number. New York State told me I have to transfer the license from 370 Commack Road to 255 and I have to show I am permitted to operate as an auto repair.

Mr. Kane asked so you need our approval?

Mr. Joseph stated yeah to work.

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Ms. McCullough stated the other tenant, you have an open case in Second District Court?

Mr. Curiale stated I went like two weeks ago.

Ms. McCullough asked so that's being handled.

Mr. Curiale stated yeah, that's being handled, but it's on hold right now because of the fire.

Mr. Shepard stated so you are addressing it.

Ms. Reilly stated just to be clear you requested auto-body repair. That's what you want to do.

Mr. Joseph stated yeah, my license right now is only auto repair. I am going to amend it after I get approval because I took some classes to do auto painting and stuff like that. I would like to encompass auto spraying.

Ms. Reilly explained we can't approve you to do auto body repair if you don't have a permit to have a spray booth to properly do that. You will have to at least submit the application for a spray booth.

Mr. Joseph stated the lady from the Fire Marshal told me she wants me to submit a permit for the spray booth, a permit for a paint machine, which I bought already. I bought it and I'm ready I just have to give her the paperwork. I told her I would give it to her on Monday. She told me to fix the door because the door was blocked with a piece of wood. I fixed that. She told me to fix a smoke detector and the fire extinguisher that I had on site. The company, Advantage Fire Protection, I didn't do this year's inspection. I have the letter here that they are coming tomorrow to do the inspection tomorrow. I will give that to the Fire Marshal.

Mr. Shepard asked how much of the building does he occupy?

Mr. Kane asked how many tenants are in the building?

Mr. Joseph stated 4,800 sq. ft.

Mr. Shepard asked are you going to be applying for towing in the Town of Babylon?

Mr. Joseph stated I don't own a tow truck yet, but I would like to do that.

Mr. Shepard stated you will need to apply for that if you are going to do it.

Mr. Joseph stated if I can apply for it now, I will do it for the future.

Ms. Reilly explained, you need outdoor storage and you are not permitted outdoor storage.

Mr. Joseph stated that's not going to happen. I'm not getting another building, this is it.

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Ms. McCullough explained that the parking lot area needs to be repaved and restriped.

Mr. Curiale stated I thought we did that this week, I guess we didn't. it will be done.

Mr. Shepard stated it needs to be done.

Ms. Reilly stated so you understand, if they approve the application at some point. They imposed Covenants and Restrictions that you will get if they approve it. You will have to file with the County, and that tells you certain rules that you can't do. You can't do any work outside, no outdoor storage and it will list a bunch of things. You have to agree to those.

Mr. Joseph stated yeah, I agree to that. I have no reason to work outside. I can fit 30 cars inside.

Mr. Shepard stated there are other things in there, oil removal...

Mr. Joseph stated I hired a company called Safety Clean and I have four drums, I can't have over five she said. They come every two to three months to clean it out, take away the oil, antifreeze and things like that.

Mr. Kane stated so you will get back to us whether it's been striped and whether it will be striped.

Mr. Curiale stated I know it got paved, we did patchwork for all the potholes. That was done last week. We will stripe the parking lot.

Mr. Kane stated we will make it a condition before we were to approve this application.

Mr. Curiale asked the whole parking lot?

Mr. Kane stated yes.

No further registrants were heard on this application.

***HEARING CLOSED – DECISION RESERVED – RECORD OPEN***

***Mr. Kane stated this concludes the live streaming portion of tonight's meeting. Our work session will continue. The meeting remains open to the public.***

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**HEARING OF MAY 15, 2025**

**HEARING CLOSED: DECISION RESERVED**

Application No.: 25-064  
Applicant: 859 Sunrise Highway DIA LLC (tenant)/859 Sunrise Auto LLC  
(prop. owner), 859 Sunrise Highway, West Babylon, NY  
Location: northeast corner of Sunrise Highway & Harvard Road,  
West Babylon, NY  
SCTM No.: 0100-160-1-48.001, 47, & 46  
Zoning District: Business Eb  
Subject Premises: 859 Sunrise Highway & 11 Harvard Road, West Babylon, NY

Variances requested:

1. special exception permit for used car sales; outdoor storage of vehicles as per site plan

All in connection with an existing building (previously approved for one (1) year, expired April 11, 2024).

***DECISION RESERVED – record open***

**HEARING OF JULY 31, 2025**

**HEARING CLOSED: DECISION RESERVED**

Application No.: 25-097  
Applicant: Oktay Top, 344 West 8<sup>th</sup> Street, Deer Park, NY  
Location: southeast end of West 8<sup>th</sup> Street, Deer Park, NY  
SCTM No.: 0100-86-3-10  
Zoning District: Residence C

Variances requested:

1. diminish rear yard setback from 30' to 8' (for second-story deck and stairs)
2. diminish distance to east side lot line from 6' to 2.6' (for shed) (*existing*)***AMENDED***

All in connection with legally maintaining a shed and a rear second-story deck and stairs.

***DECISION RESERVED – as amended***

**NOTICE OF PUBLIC HEARING  
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HEARING OF JANUARY 8, 2026**

**HEARING OF OCTOBER 30, 2025**  
**HEARING CLOSED: DECISION RESERVED**

Application No.: 25-182  
Applicant: Julius John Harder and Roseann Harder, 349 Half Hollow Road,  
Deer Park, NY  
Location: north side of Half Hollow Road, 160.04' east of Collins Avenue,  
Deer Park, NY  
SCTM No.: 0100-42-4-58  
Zoning District: Residence C

Variations requested:

1. to diminish front yard setback from 30' to 26.7' (for basement entrance)
2. allow basement entrance in the side and front yard, a non-permitted location
3. allow an egress window well in the front yard, a non-permitted location

All in connection to legally maintain a finished basement with outside basement entrance and egress window well.

***DECISION RESERVED – to submit revised plans***

**HEARING OF NOVEMBER 20, 2025**  
**HEARING CLOSED: DECISION RESERVED**

Application No.: 25-206  
Applicant: Terrell Flagg-Jones, 1114 4<sup>th</sup> Street, West Babylon, NY  
Location: north side of 4<sup>th</sup> Street, 100' east of 11<sup>th</sup> Avenue, West Babylon,  
NY  
SCTM No.: 0100-135-3-95.001  
Zoning District: Residence B

Variations requested:

1. to diminish distance to rear lot line from 2' to 0' (for patio)

All in connection with legally maintaining a patio around an inground pool.

***DECISION RESERVED***

9. *E-MAIL: From: Terrell Flagg-Jones – RE: ZBA #25-206 of Terrell Flagg-Jones – would like to clarify how far the pavers be moved per the Board's request*

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**HEARING OF DECEMBER 11, 2025**

**HEARING CLOSED: DECISION RESERVED**

Application No.: 25-216  
Applicant: Gilberto A. Sime, 628 Carlls Path, Deer Park, NY  
Location: southeast corner of Great Neck Road and Malta Street, Copiague, NY  
SCTM No.: 0100-176-3-55.001  
Zoning District: Residence C  
Subject Premises: 2470 Great Neck Road, Copiague, NY

Variances requested:

1. to increase total building area from 30% to 58.97% (over by 2,604 sq. ft.)
2. increase total building area of the rear yard from 45% to 82.08% (over by 1,285.6 sq. ft.)

All in connection with legally maintaining a driveway/concrete patio.

*13. MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-216 of Gilberto A. Sime – variance changes based on revised plans submitted*

A motion was made by Mr. Shepard to ADOPT Kevin Bertolini’s memo dated 12/30/25 on application (25-216) of Gilberto A. Sime. The motion was seconded by Mr. Parodi. Mr. Kane abstained. The motion carried, all other members present voting “AYE”.

A motion was made by Mr. Shepard to APPROVE as AMENDED per Kevin Bertolini’s memo on application (25-216) of Gilberto A. Sime. The motion was seconded by Mr. Rigney. Mr. Kane abstained. The motion carried, all other members present voting “AYE”.

Application No.: 25-218  
Applicant: Kimraj Kevin Ramdhanie and Lisa Marie Tenreiro, 22 W. 16<sup>th</sup> Street, Deer Park, NY  
Location: west side of W. 16<sup>th</sup> Street, 225.45’ south of Long Island Avenue, Deer Park, NY  
SCTM No.: 0100-60-3-81  
Zoning District: Residence C

Variances requested:

1. to increase total building area from 30% to 49.7% (over by 1,485.9 sq. ft.)
2. increase total building area of rear yard for accessory structures from 45% to 83% (over by 1,133.23 sq. ft.)
3. diminish total side yards from 25’ to 24.4’ (for pergola)

All in connection with legally maintaining an outdoor kitchen, gazebo, and pool patio.

***DECISION RESERVED***

*8. MAIL: From: Kevin Ramdhanie – RE: ZBA #25-218 of Kevin Ramdhanie – Regarding Board’s request to cut back total building area*

**NOTICE OF PUBLIC HEARING**  
**TOWN OF BABYLON – ZONING BOARD OF APPEALS**  
**HEARING OF JANUARY 8, 2026**

Application No.: 25-221  
Applicant: Robert and Jennifer C. Lynn, 55 11<sup>th</sup> Avenue, West Babylon, NY  
Location: southwest corner of 11<sup>th</sup> Avenue and 3<sup>rd</sup> Street, West Babylon, NY  
SCTM No.: 0100-134-1-6  
Zoning District: Residence C

Variations requested:

1. to increase total building area from 30% to 52.6% (over by 1,081 sq. ft.)
2. increase total building area of the rear from 45% to 95.2% (over by 1,054.9 sq. ft.)
3. diminish distance to front street line from 40' to 12' on 3<sup>rd</sup> Street (for pool equipment)
4. diminish distance to rear lot line from 6' to 4' – 10'' (for water feature)
5. diminish distance to rear lot line from 6' to 5' - 10'' (for pool)
6. diminish distance to front street line from 40' to 39' – 5'' to 3<sup>rd</sup> Street (for pool)

All in connection with the erection of an inground pool, pavers, and spa.

*14. MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-221 of  
Robert & Jennifer C. Lynn – variance changes based on revised plan submitted*

A motion was made by Mr. Shepard to ADOPT Kevin Bertolini's memo dated 1/2/26 on application (25-221) of Robert and Jennifer C. Lynn. The motion was seconded by Mr. Parodi. Mr. Kane abstained. The motion carried, all other members present voting "AYE".

A motion was made by Mr. Shepard to APPROVE as AMENDED application (25-221) of Robert and Jennifer C. Lynn. The motion was seconded by Mr. Parodi. Mr. Kane abstained. The motion carried, all members present voting "AYE".

**NOTICE OF PUBLIC HEARING**  
**TOWN OF BABYLON – ZONING BOARD OF APPEALS**  
**HEARING OF JANUARY 8, 2026**

Application No.: 25-223a (Lot #1)  
Applicant: G & R Building Corp. (applicant)/Robert and Kim Chambers  
(prop. owner), 1071 Tooker Avenue, West Babylon, NY  
Location: east side of Henry Street, 220' south of Irving Avenue, Wyandanch, NY  
SCTM No.: 0100-58-4-62  
Zoning District: Residence C  
Subject Premises: 19 Henry Street, Wyandanch, NY

Variances requested:

1. to diminish width at front street from 75' to 60'
2. diminish lot area from 7,500 sq. ft. to 6,000 sq. ft.
3. to subdivide a parcel of land from 120' x 100' into 60' x 100'

All in connection with the proposed subdivision of one (1) lot into two (2) lots and to construct a new two-story single-family dwelling on Lot #1.

A motion was made by Mr. Shepard to ADOPT a NEGATIVE DECLARATION on application (25-223a Lot #1) of G&R Building Corp. (applicant)/Robert and Kim Chambers (prop. owner). The motion was seconded by Mr. Parodi. The motion carried, all members present voting "AYE".

A motion was made by Mr. Shepard to APPROVE as AMENDED application (25-223a Lot #1) of G&R Building Corp. (applicant)/Robert and Kim Chambers (prop owner), SUBJECT to standard C & R's for new construction. The motion was seconded by Mr. Parodi. The motion carried, all members present voting "AYE".

Application No.: 25-223b (Lot #2)  
Applicant: G & R Building Corp. (applicant)/Robert and Kim Chambers  
(prop. owner), 1071 Tooker Avenue, West Babylon, NY  
Location: east side of Henry Street, 280' south of Irving Avenue,  
Wyandanch, NY  
SCTM No.: 0100-58-4-62  
Zoning District: Residence C  
Subject Premises: 19 Henry Street, Wyandanch, NY

Variances requested:

1. to diminish width at front street from 75' to 60'
2. diminish lot area from 7,500 sq. ft. to 6,000 sq. ft.
3. diminish front yard setback from 30' to 10.4' (for front stoop)
4. diminish west side yard setback from 10' to 8.8'
5. diminish distance to east lot line from 6' to 2.4' (for garage)
6. to subdivide a parcel of land from 120' x 100' into 60' x 100'

All in connection with the proposed subdivision of one (1) lot into two (2) lots and to legally maintain the existing single-family dwelling on Lot #2.

**NOTICE OF PUBLIC HEARING**  
**TOWN OF BABYLON – ZONING BOARD OF APPEALS**  
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10. *LETTER: From: Nicole Blanda, Attorney – RE: ZBA #25-223b (Lot #2) of G & R Building Corp. – requesting variance changes based on revised survey submitted*
11. *MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-223b (Lot #2) of G & R Building Corp. – variance changes based on revised survey submitted*

A motion was made by Mr. Shepard to ADOPT a NEGATIVE DECLARATION on application (25-223b Lot #2) of G&R Building Corp. (applicant)/Robert and Kim Chambers (prop. owner). The motion was seconded by Mr. Parodi. The motion carried, all members present voting “AYE”.

A motion was made by Mr. Shepard to AMEND variance #3 to ***read diminish front yard setback from 30’ to 11.1’*** on application (25-223b Lot #2) of G & R Building Corp. (applicant)/Robert and Kim Chambers (prop. owner). The motion was seconded by Mr. Parodi. The motion carried, all members present voting “AYE”.

A motion was made by Mr. Shepard to APPROVE as AMENDED application (25-223b Lot #2) of G&R Building Corp. (applicant)/Robert and Kim Chambers (prop. owner), SUBJECT to standard C & R’s for new construction and CONDITION in Katie Reilly’s Planning memo, siding must match and stoop must be fixed. The motion was seconded by Mr. Parodi. The motion carried, all members present voting “AYE”.

**NOTICE OF PUBLIC HEARING  
TOWN OF BABYLON – ZONING BOARD OF APPEALS  
HEARING OF JANUARY 8, 2026**

**HEARING OF DECEMBER 18, 2025**

**HEARING CLOSED: DECISION RESERVED**

Application No.: 25-229  
Applicant: Howard and Neisha Holness, 355 Molloy Street, Copiague, NY  
Location: west side of Molloy Street, 125' south of Garibaldi Avenue,  
Copiague, NY  
SCTM No.: 0100-177-1-31 and 32  
Zoning District: Residence C

Variations requested:

1. to diminish north side yard setback from 10' to 0'

All in connection with legally maintaining a carport.

*12. MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-229 of  
Howard & Neisha Holness – variance changes based on revised plans submitted*

A motion was made by Ms. Korkidis to AMEND variance #1 as per Kevin Bertolini's memo dated 12/30/25 to read ***to diminish north side yard setback from 10' to 2.1'*** on application (25-229) of Howard and Neisha Holness. The motion was seconded by Mr. Shepard. The motion carried, all members present voting "AYE".

A motion was made by Ms. Korkidis to APPROVE as AMENDED application (25-229) of Howard and Neisha Holness with the CONDITION SCTM No. 100-177-1-31 and 32 merged and carport not be enclosed. The motion was seconded by Mr. Shepard. The motion carried, all members present voting "AYE".

Application No.: 25-226  
Applicant: 7-9 Connor Lane DP LLC, 2005 Deer Park Avenue, Deer Park, NY  
Location: south side of Conner Lane, 308.23' east of Brook Avenue,  
Deer Park, NY  
SCTM No.: 0100-118-3-25.007  
Zoning District: Industry G  
Subject Premises: 7-9 Connor Lane, unit 9F, Deer Park, NY

Variations requested:

1. a special exception permit to operate a public garage auto repair.

All in connection with a portion of an existing building.

***DECISION RESERVED – record open***

**NOTICE OF PUBLIC HEARING  
TOWN OF BABYLON – ZONING BOARD OF APPEALS  
HEARING OF JANUARY 8, 2026**

**CORRESPONDENCE OF JANUARY 8, 2026**

*Correspondence 1 through 15 and 17 have been read and filed.*

1. LETTER: From: Resident – RE: ZBA #25-232 of Leo & Ellen Marie DeNicola – concerns regarding application (#3 on tonight’s agenda)
2. LETTER: From: Resident – RE: ZBA #25-232 of Leo & Ellen Marie DeNicola – concerns regarding application (#3 on tonight’s agenda)
3. E-MAIL: From: Ronald Kouppala, Architect – RE: ZBA #25-232 of Leo & Ellen Marie DeNicola – concerns regarding application (#3 on tonight’s agenda)
4. LETTER: From: Resident – RE: ZBA #25-232 of Leo & Ellen Marie DeNicola – concerns regarding application (#3 on tonight’s agenda)
5. E-MAIL: From: Robert Valonis – RE: ZBA #25-232 of Leo & Ellen Marie DeNicola – concerns regarding application (#3 on tonight’s agenda)
6. LETTER: From: Resident – RE: ZBA #25-232 of Leo & Ellen Marie DeNicola – concerns regarding application (#3 on tonight’s agenda)
7. LETTER: From: Justin Philips, NYCD Group, Inc. – RE: ZBA #25-233 of Hakan Sari – requesting adjournment to January 22, 2026 due to failure to post public notice sign as required (#2 on tonight’s agenda)
8. E-MAIL: From: Kevin Ramdhanie – RE: ZBA #25-218 of Kevin Ramdhanie – Regarding Board’s request to cut back total building are (decision reserved December 11, 2025)
9. E-MAIL: From: Terrell Flagg-Jones – RE: ZBA #25-206 of Terrell Flagg-Jones – would like to clarify how far the pavers be moved per the Board’s request (decision reserved November 20, 2025)
10. LETTER: From: Nicole Blanda, Attorney – RE: ZBA #25-223b (Lot #2) of G & R Building Corp. – requesting variance changes based on revised survey submitted (decision reserved December 11, 2025)
11. MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-223b (Lot #2) of G & R Building Corp. – variance changes based on revised survey submitted (decision reserved December 11, 2025)
12. MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-229 of Howard & Neisha Holness – variance changes based on revised plans submitted (decision reserved December 18, 2025)

**NOTICE OF PUBLIC HEARING  
TOWN OF BABYLON – ZONING BOARD OF APPEALS  
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13. MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-216 of Gilberto A. Sime – variance changes based on revised plans submitted (decision Reserved December 11, 2025)
14. MEMO: FROM: Kevin Bertolini, Plans Examiner – RE: ZBA #25-221 of Robert & Jennifer C. Lynn – variance changes based on revised plan submitted (decision reserved December 11, 2025)
15. REPORT: From: Suffolk County Planning Commission – RE: ZBA #25-224 of Manor Park Apartments LLC – local determination (approved December 18, 2025)
16. MEMO: From: Christopher Roberts, Building Inspector – RE: ZBA #25-157 of Sparks Car Wash LLC – variance changes based on revised plans submitted (approved November 20, 2025)

A motion was made by Mr. Shepard to RECALL application (25-157) of Sparks Car Wash LLC. The motion was seconded by Ms. Korkidis. The motion carried, all members present voting “AYE”.

A motion was made by Mr. Shepard to AMEND application (25-157) of Sparks Car Wash LLC as per Christopher Roberts memo. The motion was seconded by Mr. Parodi. The motion carried, all members present voting “AYE”.

A motion was made by Mr. Shepard to APPROVE as AMENDED for the *same time period* application (25-157) of Sparks Car Wash LLC. The motion was seconded by Mr. Parodi. The motion carried, all members present voting “AYE”.

17. REPORT: From: TOB Department of Environmental Control – RE: Job #18-30AB of VL 10 1620 New Highway LLC – copy of Environmental Quality Review Findings Statement (full report filed in ZBA office) – **ZBA #18-255 APPROVED October 1, 2020**

**REVIEW MINUTES OF:** December 11, 2025

**There being no further business to come before the Board, a motion was made by Mr. Parodi to ADJOURN the Zoning Board of Appeals meeting of January 8, 2026, at 7:23 p.m. The motion was seconded by Ms. Korkidis. The motion carried, all members present voting “AYE”.**