

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, APRIL 9, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #26-35 Barry Schaffer, 13 Seward Street, West Babylon, NY. Permission to diminish rear yard setback from 8' to 4' (for garage); diminish west side yard setback from 8' to 4'; diminish east side yard setback from 12' to 1.7'; diminish total side yards from 30' to 16.8'; increase total building area from 20% to 54.6%. All in connection with a proposed detached garage and to legally maintain a side yard awning. Property located on the north side of Seward Street, 234.28' east of Bond Street, West Babylon, NY.
SCTM#0100-142-2-41
Zoning District: Residence B

6:05 p.m.

2. Application #26-36 Dina Medina, 479 17th Street, West Babylon, NY. Permission to diminish rear yard setback from 30' to 1' – 8'' (for wood deck). All in connection with legally maintaining a rear attached wood deck. Property located on the northwest corner of 6th Avenue and 17th Street, West Babylon, NY.
SCTM#0100-130-2-75
Zoning District: Residence C

6:10 p.m.

3. Application #26-37 Alex Askew and Maria Lugo, 52 Albany Avenue, West Babylon, NY. Permission to diminish rear yard setback from 40' to 27.5'. All in connection with a proposed enclosed breezeway to connect the dwelling with a detached garage and second-floor addition. Property located on the west side of Albany Avenue, 100' south of Genoa Street, North Babylon, NY.
SCTM#0100-106-1-43
Zoning District: Residence B

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6:15 p.m.

4. Application #26-38 Andrew Meyerowitz and Kristy Loewenstein, 145 Baylawn Avenue, Copiague, NY. Permission to diminish north side yard setback from 3' to 2.1'. All in connection with legally maintaining a garage. Property located on the east side of Baylawn Avenue, 250' south of Clarence Street, Copiague, NY.
SCTM#0100-191-1-162
Zoning District: Residence C

6:20 p.m.

5. Application #26-39 Christopher and Lauren Pellati, 25 Mitchell Avenue, Babylon, NY. Permission to diminish front yard setback from 30' to 10.07'; diminish west side yard setback from 12' to 4.15'; diminish rear yard setback from 40' to 23.12' (for rear deck). All in connection with a proposed house raising and front and rear stairs. Property located on the north side of Mitchell Avenue, 300' west of South Bay Drive, Babylon, NY.
SCTM#0100-231-3-22
Zoning District: Residence B

6:25 p.m.

6. Application #26-40 Christopher Corbett, 32 Pershing Avenue, Babylon, NY. Permission to diminish front yard setback from 30' to 7.13' (for front stairs); diminish west side yard setback from 12' to 2.87'; diminish total side yards from 30' to 13.37'; increase total building area from 20% to 24.48% (over by 179 sq. ft.). All in connection with a proposed house raising and front and rear stairs. Property located on the south side of Pershing Avenue, 420' west of South Bay Drive, Babylon, NY.
SCTM#0100-231-3-7
Zoning District: Residence B

6:30 p.m.

7. Application #26-41 Peter and Rose Jablonski, 32 Milton Road, Babylon, NY. Permission to diminish front yard setback from 30' to 4.52' (for front stairs); diminish east side yard setback from 12' to 3.03'; diminish total side yards from 30' to 9.05'; diminish rear yard setback from 40' to 39.44'; increase total building area from 20% to 46.84% (over by 1,251 sq. ft.). All in connection with a proposed house raising and front and rear stairs. Property located on the south side of Milton Avenue, 380' west of South Bay Drive, Babylon, NY.
SCTM#0100-231-3-67
Zoning District: Residence B

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6:35 p.m.

8. Application #26-42 Luigi Commisso, 1316 Herzel Boulevard, West Babylon, NY. Permission to diminish rear yard setback from 40' to 32' – 3.5". All in connection with a proposed two-story single-family dwelling. Property located on the north side of Herzel Boulevard, 100' east of Twelfth Avenue, West Babylon, NY.
SCTM#0100-135-1-61
Zoning District: Residence B

6:40 p.m.

9. Application #26-43 James Catapano, 60 Reeves Avenue, East Farmingdale, NY. Permission to side yard setback from 10' to 6.1' (for stoop); diminish rear yard setback from 30' to 5.9' (for enclosed rear porch); increase total building area from 30% to 36.6% (over by 638.9 sq. ft.); diminish distance to rear lot line from 2' to 0' (for patio); diminish distance to rear lot line from 6' to 0' (for jacuzzi); increase area of garage from 500 sq. ft. to 637.75 sq. ft. (over by 137.75). All in connection to erect a one-story addition and legally maintain an enclosed rear porch, dining room, rear patio, and jacuzzi. Property located on the west side of Reeves Avenue, 1470.04' south of Melville Road, East Farmingdale, NY.
SCTM#0100-33-1-41
Zoning District: Residence C

6:45 p.m.

10. Application #26-33 Herc Rentals (tenant)/Carman Road Realty Inc. (prop. owner), 80 Sherwood Avenue, East Farmingdale, NY. Permission to allow a 10 ft. electric fence. All in connection with a proposed 10' high fence. Property located on the south side of Sherwood Avenue, 482.50' east of Broadhollow Road, East Farmingdale, NY.
SCTM#0100-35-1-19 & 20
Zoning District: Industry G

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 16, 2026