

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 8, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #25-237 Renee Hovanec, 9 Hollings Drive, Deer Park, NY. Permission to diminish front yard setback from 30' to 25' on Totten Avenue. All in connection with legally maintaining an existing one-story addition. Property located on the southeast corner of Hollings Drive and Totten Avenue, Deer Park, NY.
SCTM#0100-18-2-70
Zoning District: Residence B

6:05 p.m.

2. Application #25-233 Hakan Sari, 69 East Beach Promenade, Lindenhurst, NY. Permission to diminish west side yard setback from 10' to 6.2'; diminish total side yards from 25' to 15'; increase total building area from 30% to 40.2% (over by 696.8 sq. ft.); diminish distance to east side lot line from 2' to .4' (for shed); diminish distance to east side lot line from 2' to .4' (for pavers); 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 2nd floor addition and to legally maintain a dormer expansion, second floor balcony, shed, and paver patio. Property located on the south side of East Beach Promenade, 160' east of East Riviera Drive, Lindenhurst, NY.
SCTM#0100-186-3-91
Zoning District: Residence C

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6:10 p.m.

3. Application #25-232 Leo and Ellen Marie DeNicola, 51 Village Line Road, Babylon, NY. Permission to diminish distance to front street line from 40' to 0' on Oak Rest Lane (for outdoor shower); diminish distance to front street line on Oak Rest Lane from 40' to 2.1' (for sauna); diminish distance to front street line from 6' to 0.5' on Oak Rest Lane (for shed); increase total building area from 30% to 32% (over by 186.62 sq. ft.); diminish distance to west side lot line from 6' to 2.1' (for shed); diminish distance to east lot line from 2' to 1' (for paver patio and wood deck); diminish distance to east lot line from 2' to .7' (for cold plunge tub); 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. Property located on the north side of Village Line Road, 586.84' east of Deer Park Avenue, Babylon, NY.
SCTM#0100-162-4-42
Zoning District: Residence C

6:15 p.m.

4. Application #25-234 Robin Assouman and Nadine Clergeau, 148 Long Island Avenue, Wyandanch, NY. Permission to diminish front yard setback from 30' to 15' on South 27th Street; 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. Property located on the southwest corner of Long Island Avenue and South 27th Street, Wyandanch, NY.
SCTM#0100-56-1-38.001
Zoning District: Residence C

6:20 p.m.

5. Application #25-231 Popeye's (tenant)/756 Broadway Realty LLC (prop. owner), 983 Willis Avenue, Albertson, NY. Permission to increase area of three (3) directional signs from 4 sq. ft. to 6 sq. ft.; increase allowable height of three (3) directional signs from 2' – 6'' to 3'; increase number of signs on east wall from one (1) to two (2); 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 signs per parcel from one (1) to three (3); increase sign height on north wall from 6' to 8' – 6''; increase sign height on south wall from 6' to 6' – 6''; increase sign height on east wall from 6' to 6' – 3''. All in connection with the erection of non-conforming wall and ground sign. Property located on the northwest corner of NYS Route 110 (Broadway) and Lindy Avenue, North Amityville, NY.
SCTM#0100-164-1-6
Zoning District: Business E
Subject Premises: 756 North Broadway, North Amityville, NY

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6:25 p.m.

6. Application #25-235 Tire Kings Collision (tenant)/245-255 Skidmore Road LLC (prop. owner), 255 Skidmore Road, Deer Park, NY. Requesting a special exception permit to operate a public garage for auto body repair. All in connection with a portion of an existing building. Property located on the west side of Skidmore Road, 255.91' north of Bayshore Road, Deer Park, NY.
SCTM#0100-118-2-16
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
December 16, 2025