

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 12, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #26-19 Katerin Duran, 75 Lafayette Road, West Babylon, NY. Permission to diminish front yard setback from 30' to 24'; increase total building area from 30% to 32.23% (over by 141 sq. ft.). All in connection with a proposed dormer and to legally maintain the front stoop and patio. Property located on the south side of Rutledge Avenue, 351' east of Taylor Avenue, North Babylon, NY.
SCTM#0100-151-3-21
Zoning District: Residence C
Subject Premises: 96 Rutledge Road, North Babylon, NY

6:05 p.m.

2. Application #26-11 Frank Mario Sciara, 1611 A Street, West Babylon, NY. Permission to diminish east side yard setback from 15' to 14.33'; diminish total side yards from 35' to 28.93'; increase total building area from 15% to 24.36% (over by 1,019.49 sq. ft.); diminish distance to rear lot line from 10' to 7.5' (for shed); diminish distance to west lot line from 2' to .8' (for platform). All in connection with a proposed rear two-story addition and to legally maintain a shed, platform, and second-story deck. Property located on the south side of "A" Street, 148.65' west of Little East Neck Road, West Babylon, NY.
SCTM#0100-139-2-74.002
Zoning District: Residence A

6:10 p.m.

3. Application #26-13 Kevin Maurice Fox and Kylon Aaron Blackman, 77 Andrews Avenue, Wheatley Heights, NY. Permission to diminish front yard setback from 30' to 15.4' on Andrews Avenue; diminish distance to north side yard setback from 10' to 7.2'; diminish rear yard setback from 30' to 14.8'. All in connection with the erection of a two-story addition and a front addition. Property located on the northeast corner of Andrews Avenue and Locust Avenue, Wheatley Heights, NY.
SCTM#0100-14-5-53
Zoning District: Residence C

NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF AP PEALS

6:15 p.m.

4. Application #26-17 (Lot #1) Thornton Mellon Corporation, 28 West Cherry Street, Hicksville, NY. Permission to diminish width at front street from 75' to 60'; diminish lot area from 7,500 sq. ft. to 6,000 sq. ft.; diminish front yard setback from 30' to 27' (for portico); 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. Property located on the south side of State Street, 540' east of Lund Street, Wyandanch, NY.
SCTM#0100-83-4-46
Zoning District: Residence C
Subject Premises: 310 State Avenue, Wyandanch, NY

6:20 p.m.

5. Application #26-18 (Lot #2) Thornton Mellon Corporation, 28 West Cherry Street, Hicksville, NY. Permission to diminish width at front street from 75' to 60'; diminish lot area from 7,500 sq. ft. to 6,000 sq. ft.; diminish front yard setback from 30' to 21.2'; diminish distance to east lot line from 6' to 3.2' (for garage); diminish distance to rear lot line from 6' to 2.5' (for garage); allow an enclosed outside basement entrance in the west side yard, a non-permitted location; 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 an existing one-story dwelling, detached garage, and erect an enclosure for an outside basement entrance on Lot #2. Property located on the south side of State Street, 480' east of Lund Street, Wyandanch, NY.
SCTM#0100-83-4-46
Zoning District: Residence C
Subject Premises: 310 State Avenue, Wyandanch, NY

6:25 p.m.

6. Application #26-15 G & R Building Corp. (prop. owner), 281 Main Street, Farmingdale, NY. Permission to erect a twenty-four (24) unit senior citizen multiple residence complex on 1.37 acres where two (2) acres is required; diminish front yard setback from 30' to 25.5' on Cedar Road; diminish distance between buildings B and D from 20' to 16'; diminish rear yard setback from 25' to 14.6'; allow RPZ enclosure within 50' of front street (27') diminish distance to east side lot line from 6' to 5.5' for RPZ enclosure. All in connection with the erection of a senior citizen multiple residence complex. Property located on the south side of Cedar Road, 573.06' west of Columbus Boulevard, North Amityville, NY.
SCTM#0100-122-2-19.001 & 40.002
Zoning District: Residence B
Subject Premises: 120 & 126 Cedar Road, North Amityville, NY

6:30 p.m.

NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF AP PEALS

7. Application #26-12 Peggy West Babylon LLC (tenant)/James D. Clark and Gelisie Clark (prop. owners), 500 Broadway, West Babylon, NY. Permission to allow outdoor storage of vehicles awaiting repair as per site plan. All in connection with an existing building. Property located on the south side of Broadway, 180' east of Falmouth Road, West Babylon, NY.
SCTM#0100-160-1-13, 14, 15, 16, 19, 20, & 21
Zoning District: Industry Ga

6:35 p.m.

8. Application #26-14 Happy Days Dispensary Inc. (tenant)/Richard Capri Real Estate Corp. (prop. owner), 101-105 Route 109, East Farmingdale, NY. Renewal of a special exception permit to operate a retail marijuana dispensary. All in connection with a portion of an existing building (previously approved for one (1) year, expired February 6, 2026). Property located on the northeast corner of Route 109 and Route 110, East Farmingdale, NY.
SCTM#0100-70-1-7.003 & 8
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
February 17, 2026