

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 19, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #26-21 Vincenzo Chiarenza and Amanda Blanke, 1028 Niagara Avenue, Lindenhurst, NY. Permission to diminish front yard setback from 30' to 20.9'; diminish distance to the northwest side yard setback from 12' to 10.8'; diminish distance to total side yards from 30' to 20.2'; increase total building area from 20% to 30.5% (over by 681.1 sq. ft.). All in connection with the erection of a proposes one story addition, second floor addition and front portico. Property located on the south side of N. Niagara Ave., 405.96' west of Spielhagen St., Lindenhurst, NY.
SCTM#0100-155-2-39
Zoning District: Residence B

6:05 p.m.

2. Application #26-22 Wahid Chowdhury and Shaheena Chowdhury, 7 Toysome Lane, Deer Park, NY. Permission to increase total building area from 20% to 36.2% (over by 1620 sq. ft.); diminish distance to rear lot line from 2' to 1.3' (for concrete patio); allow two (2) curb cuts in the front yard where one (1) is permitted. All in connection with legally maintaining a 2nd driveway, two (2) concrete patios, 2nd story deck with stairs and interior alterations. Property located on the east side of Toysome Lane, 105' north of Bowling Lane, Deer Park, NY.
SCTM#0100-91-2-32
Zoning District: Residence B

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6:10 p.m.

3. Application #26-16 William Manko and Carole-Anne Diamond, 3 East Neck Court, West Babylon, NY. Permission to diminish front yard setback from 30' to 20' on East Neck Court; diminish front yard setback from 30' to 11.4' on Southard Avenue; diminish distance to front property line from 40' to 8.6' on Southard Avenue (for shed). All in connection with a proposed two-story side addition, front covered porch, and second-story addition. Property located on the northeast corner of East Neck Court and Southard Avenue, West Babylon, NY.
SCTM#0100-217-1-63.002
Zoning District: Residence C

6:15 p.m.

4. Application #26-24 Mr. Property Builders LLC, 281 Main Street, Farmingdale, NY. Permission to diminish width at front street line from 75' to 71.34'; to subdivide a parcel from 146.45' x 124.09' x 150' x 136.04' to 71.34' x 124.09' x 75' x 131.95'. All in connection with the proposed subdivision of one (1) lot into two (2) lots and to erect a new two-story, single-family dwelling on Lot 1. Property located on the northeast corner of Deer Park Avenue and Whalen Street, Deer Park, NY.
SCTM#0100-152-1-108
Zoning District: Residence C
Subject Premises: 795 Deer Park Avenue, North Babylon

6:20 p.m.

5. Application #26-23 Basser-Kaufman 228, LLC, 151 Irving Pl., Woodmere, NY. Permission to increase distance permitted from lowest point of contact between the sign structure and the building structure from 1' to 4'; increase number of wall signs from one (1) to four (4). All in connection with the erection of non-conforming wall signs. Property located on the north side of Montauk Highway, 190.45' west of Beachwood Drive.
SCTM#0100-223-1-8.004
Zoning District: Business E
Subject Premises: 501 Montauk Highway, West Babylon

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6:25 p.m.

6. Application #26-26 MRM Ventures LLC (tenant)/G & S Investors/Willow Park, L.P. (property owner), 429 Centre Island Road, Oyster Bay, NY. Requesting a special exception permit to operate a retail recreational marijuana dispensary; diminish off-street parking from eighty-seven (87) parking stalls required to sixty-six (66) parking stalls provided; diminish allowable radius from lots zoned or used for residential from 750' required to 420' provided. All in connection with a portion of an existing building. Property located on the east side of Broad Hollow Road, approximately 137.3' north of Milbar Boulevard.
SCTM#0100-3-1-3.005
Zoning District: Industry G
Subject Premises: 2119 Broad Hollow Road, East Farmingdale

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 24, 2026