

**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, JULY 16, 2026**  
**BEGINNING AT 6:00 P.M.**

**6:00 p.m.**

Application #26-79 Shazaib A. Syed, 31 Walnut Avenue, East Farmingdale, NY. Permission to diminish front yard setback from 30' to 19'-3"; to lift previously imposed covenants and restrictions. All in connection with a proposed first floor rear addition, second-story addition, roofed over rear porch, and front roofed over portico. Property located on the east side of Walnut Avenue, 100' south of Fourth Street, East Farmingdale, NY.

SCTM#0100-47-2-2

Zoning District: Residence C

**6:05 p.m.**

2. Application #26-110 Christine J. Lawler, Trustee of the Charles F. Capitano Irrevocable Trust, 25 Saltaire Road, Lindenhurst, NY. Permission to diminish east side yard setback from 10' to 4.9'; diminish total side yards from 25' to 14.5'. All in connection with legally maintaining a second story dormer. Property located on the south side of West Saltaire Road, 152.60' east of West Lido Promenade. Lindenhurst, NY.

SCTM#0100-186-1-102

Zoning District: Residence C

**6:10 p.m.**

3. Application #26-112 Reagan and Anthony Hertel, 555 18<sup>th</sup> Street, West Babylon, NY. Permission to increase total building area from 30% to 43.8% (over by 1,108 sq. ft.); diminish east side yard setback from 10' to 8.9' (for second floor addition); diminish east side yard setback from 10' to 4' (for egress window well); diminish distance to west side lot line from 2' to 0.8' (for shed). All in connection with a proposed second floor addition and to legally maintain a finished basement and shed. Property located on the north side of 18<sup>th</sup> Street, 385.88' east of Wellwood Avenue, West Babylon, NY.

SCTM#0100-130-1-7

Zoning District: Residence C

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

**6:15 p.m.**

4. Application #26-114 Michael and Leslie Taddeo, 225 46<sup>th</sup> Street, North Lindenhurst, NY. Permission to increase total building area from 20% to 46.4% (over by 1,653.5 sq. ft.); diminish distance to east side lot line from 2' to 1' (for paver patio); diminish distance to west side lot line from 2' to 1' (for shed); diminish distance to front street line from 40' to 32'-11" (for shed). All in connection with a proposed in-ground pool with a paver patio and to legally maintain a shed. Property located on the south side of 46<sup>th</sup> Street, 338.04' west of Buffalo Avenue, North Lindenhurst, NY.  
SCTM#0100-205-4-11.001  
Zoning District: Residence B

**6:20 p.m.**

5. Application #26-108 Radius Investigations Inc. (tenant)/Troon Investment Inc. (prop. owner), 3365 Cavalier Trail, Stow, OH. Requesting renewal of a special exception permit for retail sales of firearms and ammunition; renewal of a special exception permit for an indoor live fire shooting range. All in connection with a portion of an existing building (previously approved for one (1) year, expires July 18, 2026). Property located on southwest corner of Grand Boulevard and West Jefryn Boulevard, Deer Park, NY.  
SCTM#0100-67-1-24.075  
Zoning District: Industry GA  
Subject Premises: 940 Grand Boulevard, Deer Park, NY

**6:25 p.m.**

6. Application #26-105 Skidmore Road LLC, 30 Skidmore Road, Deer Park, NY. Permission to diminish lot area from 15,000 sq. ft. required to 12,958 sq. ft. proposed; diminish east side yard setback from 19' to 8'; diminish off-street parking from seventeen (17) parking stalls required to eleven (11) parking stalls provided. All in connection with a proposed industrial building. Property located on the southeast corner of Skidmore Road and Dekay Place, Deer Park, NY.  
SCTM#0100-93-2-41  
Zoning District: Industry G

**6:30 p.m.**

7. Application #26-109 9 Mahan Street Realty LLC, 9 Mahan Street, West Babylon, NY. Requesting a special exception permit to operate a retail recreational marijuana dispensary; diminish off-street parking from twenty-two (22) parking stalls required to nineteen (19) parking stalls provided. All in connection with proposed alterations to a tenant space for a new retail cannabis dispensary. Property located on the east side of Mahan Street, 276.16' north of Edison Avenue, West Babylon, NY.  
SCTM#0100-78-1-12.001  
Zoning District: Industry GB

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

**6:35 p.m.**

8. Application #26-113 Joe Riscica's Auto Repairs Inc. (tenant)/ J.R.A.R. Inc., (prop. owner), 5 Corsa Street, Dix Hills, NY. Requesting a special exception permit to operate a public garage for auto repair. All in connection with an existing building. Property located on the north side of Bay Shore Road, 449.02' east of Skidmore Road, Deer Park, NY.  
SCTM#0100-118-2-24  
Zoning District: Industry G  
Subject Premises: 291 Bay Shore Road, Deer Park, NY

**6:40 p.m.**

9. Application #26-115 Elite Performance Motor (tenant)/679 Albany Realty, LLC (prop. owner), 3505 Veterans Memorial Highway, Suite A, Ronkonkoma, NY. Requesting a special exception permit to operate a public garage for auto repair; allow outdoor storage of motor vehicles as per site plan; diminish off-street parking from seventeen (17) parking stalls required to ten (10) parking stalls provided. All in connection with an existing building. Property located on the southeast corner of Seabro Avenue and Albany Avenue, North Amityville, NY.  
SCTM#0100-125-2-26  
Zoning District: Industry G  
Subject Premises: 679 Albany Avenue, North Amityville, NY

**6:45 p.m.**

10. Application #26-111 Tanager Outlets Deer Park LLC (tenant)/Deer Park Enterprise, LLC (prop. owner), 152 The Arches Circle, Unit 1050, Deer Park, NY. Permission to increase number of wall signs per elevation from one (1) to six (6) on front east elevation; increase number of wall signs per elevation from one (1) to two (2) on rear west elevation; increase height of wall sign from 6' to 19' – 1 3/16<sup>th</sup>"; increase area of wall sign from 108 sq. ft. permitted to 170 sq. ft. proposed. All in connection with proposed window signs. Property located on the south side of Long Island Avenue, 617.60' north of Grand Boulevard, Deer Park, NY.  
SCTM#0100-68-1-46.020  
Zoning District: Industry GA

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  
June 23, 2026