

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

6:00 p.m.

1. Application #26-80 Anthony Maleek Brown and Anna Kulchytska, 27 North Plaza, Amityville, NY. Permission to diminish east side yard setback from 10' to 1.1'; diminish total side yards from 25' to 12.8'. All in connection with legally maintaining an outdoor-staircase to the second floor and deck. Property located on the north side of North Plaza, 80' west of Coolidge Avenue, Amityville, NY.
SCTM#0100-181-2-26
Zoning District: Residence C

6:05 p.m.

2. Application #26-92 DZA 2021 LLC, 137 Linton Avenue, Lindenhurst, NY. Permission to diminish width at front street line from 60' to 40'; diminish lot area from 6,000 sq. ft. to 4,000 sq. ft.; diminish north side yard setback from 10' to 5'; diminish total side yards from 25' to 15'; diminish rear yard setback from 30' to 24.33'; All in connection with a proposed two-story, single-family dwelling. Property located on the west side of Linton Avenue, 340' south of Farragut Avenue, Lindenhurst, NY.
SCTM#0100-226-2-33
Zoning District: Residence C

6:10 p.m.

3. Application #26-100 Anne Pedro and Raymond Bonilla, 36 Ridge Road, Wheatley Heights, NY. Permission to increase total building area from 15% to 30.4% (over by 1,849 sq. ft.); diminish distance to front street line at Little East Neck Road from 50' to 6.2' (for shed #1); diminish distance to front street line at Little East Neck Road from 50' to 6.2' (for shed #2); allow a 6' high fence beyond the front building line at Little East Neck Road. All in connection with legally maintaining two (2) sheds, paver patio and a front yard fence. Property located on the west side of Ridge Road, 181.50' north of Westmore Place, Wheatley Heights, NY.
SCTM#0100-9-1-11
Zoning District: Residence A

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6:15 p.m.

4. Application #26-101 Rose V. Pernell, 456 Bayview Avenue, Amityville, NY. Permission to increase total building area from 20% to 34% (over by 735 sq. ft.); diminish north side yard setback from 12' to 6.7'; diminish total side yards from 30' to 25.6'; diminish rear yard setback from 40' to 19.6'; diminish distance to rear lot line from 2' to 1.2' (for shed). All in connection with legally maintaining a rear one-story addition, rear one-story deck, and a proposed second-story deck. Property located on the west side of Bayview Avenue, 201.12' north of Gilbert Place, Amityville, NY.
SCTM#0100-168-2-11
Zoning District: Residence B

6:20 p.m.

5. Application #26-102 Nida Aslam, Azam Aslam, and Farheen Aslam (prop. owners), 29 Birch Avenue, East Farmingdale, NY. Permission to diminish distance to front street line at Birch Circle South from 40' to 6' (for above ground pool); diminish distance to front street line on Birch Circle South from 40' to 10' (for pool deck). All in connection with legally maintaining a pool deck and the location of the above ground pool. Property located on the northwest corner of Birch Circle South and Birch Avenue, East Farmingdale, NY.
SCTM#0100-49-1-37
Zoning District: Residence C

6:25 p.m.

6. Application #26-103 Luis Miguel and Belinda Corea, 1835 Straight Path (Half Hollow Road), Deer Park, NY. Permission to increase total building area from 20% to 32.8% (over by 1,673.74 sq. ft.); diminish distance to front street line at Eaton Place from 40' to 6.4' (for shed #1); diminish distance to east side lot line from 8' to 6.5' (for gazebo); increase number of allowable accessory structures from two (2) permitted to three (3) proposed; allow a 6' high fence beyond the front building line at Eaton Place. All in connection with legally maintaining two (2) sheds, a gazebo, outdoor bar and front yard fence. Property located on the northwest corner of Eaton Place and Straight Path (Half Hollow Road), Deer Park, NY.
SCTM#0100-17-2-36
Zoning District: Residence B

6:30 p.m.

7. Application #26-104 Michael and Joanne Canonico, 6 Dolphin Drive, Copiague, NY. Permission to diminish rear yard setback from 40' to 36' - 4". All in connection with a proposed roofed over patio. Property located on the west side of Dolphin Drive West, 829.81' north of Schooner Lane, Copiague, NY.
SCTM#0100-191-2-21
Zoning District: Residence A

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6:35 p.m.

8. Application #26-106 Geronimo Properties Inc., 16 N. 11th Street, Wheatley Heights, NY. Permission to diminish lot area from 6,000 sq. ft. to 5,000 sq. ft.; diminish width at front street line from 60' to 50'; diminish total side yards from 25' to 22'. All in connection with a proposed two-story, single-family dwelling. Property located on the west side of North 11th Street, 375' south of Nicholls Road, Wheatley Heights, NY.
SCTM#0100-40-2-21
Zoning District: Residence C

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 15, 2026