

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, JUNE 25, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #26-67 Lynnann Giannakakis as Trustee of the Hakki Family Irrevocable Trust, 344 Litchfield Avenue, West Babylon, NY. Permission to diminish front yard setback from 40' to 27' on Litchfield Avenue; diminish front yard setback from 40' to 24.7' on Midwood Road, diminish rear yard setback from 40' to 26.7'; increase total building area from 15% to 21.4% (over by 996.65 sq. ft.); increase area of garage from 500 sq. ft. to 560 sq. ft. (over by 60 sq. ft.); allow a 6' high fence beyond the front building line on Midwood Road. All in connection with a proposed second-story addition, front porch, side addition, and deck. Property located on the southwest corner of Midwood Road and Litchfield Avenue, West Babylon, NY
SCTM#0100-212-2-67
Zoning District: Residence A

6:05 p.m.

2. Application #26-93 237 51st Street Inc., 237 51st Street, North Lindenhurst, NY. Permission to diminish lot area from 10,000 sq. ft. to 7,011.9 sq. ft.; diminish width at front street line from 80' to 70'.; diminish rear yard setback from 40' to 38.5'; to subdivide a parcel of land from 150.25' x 100.17' x 150.25' x 100.17' into 70' x 100.17' x 70' x 100.17'. All in connection with the proposed subdivision of one (1) lot into two (2) and to construct a new, two-story, single-family dwelling on Lot 1. Property located on the south side of 51st Street, 200.34' east of Catskill Avenue, North Lindenhurst, NY.
SCTM#0100-207-1-32
Zoning District: Residence B

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6:10 p.m.

3. Application #26-94 237 51st Street Inc., 237 51st Street, North Lindenhurst, NY. Permission to diminish west side yard setback from 12' to 9.35'; diminish total side yards from 30' to 27.45'; diminish rear yard setback from 40' to 24.67'; increase total building area from 20% to 25.2% (over by 416 sq. ft.); to subdivide a parcel of land from 150.25' x 100.17' x 150.25' x 100.17' into 80.25' x 100.17' x 80.25' x 100.17'. All in connection with the proposed subdivision of one (1) lot into two (2) and to maintain the existing one and a half (1 ½) story, single-family dwelling on Lot 2. Property located on the south side of 51st Street, 270.34' east of Catskill Avenue, North Lindenhurst, NY.
SCTM#0100-207-1-32
Zoning District: Residence B

6:15 p.m.

4. Application #26-95 Michael Prescia, 262 9th Street, Deer Park, NY. Permission to increase total building area from 30% to 48.8% (over by 1,890.4 sq. ft.); diminish distance to north side lot line from 2' to 1' (for gazebo); diminish distance to south side lot line from 6' to 1.1' (for shed); increase number of allowable accessory structures from two (2) to three (3). All in connection with a previously approved in-ground pool and to legally maintain a paver patio, accessory structures, and shed. Property located on the west side of West 9th Street, 100.20' north of Oakland Avenue, Deer Park, NY.
SCTM#0100-87-4-25
Zoning District: Residence C

6:20 p.m.

5. Application #26-99 1225 Herzel Boulevard, West Babylon, NY. Permission to diminish west side yard setback from 12' to 9.5'; diminish total side yards from 30' to 22.5'; increase total building area from 20% to 26.3% (over by 476 sq. ft.). All in connection with a proposed one-story addition. Property located on the south side of Herzel Boulevard, 225' west of 13th Avenue, West Babylon, NY.
SCTM#0100-135-1-77
Zoning District: Residence B

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6:25 p.m.

6. Application #26-98 Predatory Fins (tenant)/James K. Wai & Lisa L. Wai (prop. owners), 750 Montauk Highway, Copiague, NY. Requesting a renewal of a special exception permit to operate a pet shop for tropical fish. All in connection with an existing building (previously approved for one (1) year, expired May 2, 2025). Property located on the southwest corner of Montauk Highway and Jervis Avenue, Copiague, NY.
SCTM#0100-181-3-10.001
Zoning District: Business E

6:30 p.m.

7. Application #26-91 Nike (tenant)/The Town of Babylon Industrial Development Agency (prop. owner), 47 W. Main St. Ste-3, Babylon, NY. Permission to increase number of window signs per wall from one (1) to three (3) for façade side A; increase height of window signs from 6' to 9' (for signs: AF-A, AF-B, AF-C, 02-A, 02-B, 03-A, 03-B); increase height of window signs from 6' to 15'-2" (for signs: 04, 05, 06); increase number of window signs per wall from one (1) to five (5) for rear of the store; increase height of window sign from 6' to 9' (for signs 01, T1, T2, T3); increase number of window signs per wall from one (1) to four (4) for front façade; increase number of window signs per wall from one (1) to two (2) for façade side B; increase allowable glass obstruction for window signs from 50% to 100% (for signs 01, T1, T2, T3, AF-A, AF-B, AF-C, 02-A, 02-B, 03-A, 03-B, 04, 05, 06). All in connection with proposed window signs. Property located on the east side of Commack Road, 1,432.32 north of Grand Boulevard.
SCTM#0100-068-01-046.020
Zoning District: Industry Ga
Subject Premises: 152 The Arches Cir, Unit 201, Deer Park

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 1, 2026