

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, JUNE 11, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #26-69 Gennaro R. Cozzolino and Kannica Trisophon, 2125 Deer Park Avenue, Deer Park, NY. Permission to increase total building area from 20% to 31.34% (over by 1,076 sq. ft.); diminish front yard setback from 30' to 20.2'; diminish rear yard setback from 40' to 28.74'. All in connection with proposed first and second floor additions and a 2nd story deck. Property located on the east side of Deer Park Avenue, 120.01' south of Miller Place, Deer Park, NY.
SCTM#0100-22-1-5
Zoning District: Residence B

6:05 p.m.

2. Application #26-89 Zenleaf LLC (tenant)/Reunion Realty LLC (prop. owner), 27 Lynwood Drive, Westbury, NY. Requesting a special exception permit to operate a retail recreational marijuana dispensary; diminish lot area from 15,000 sq. ft. from 13,763 sq. ft. All in connection with the demolition of an existing building and to construct a new 3,000 sq. ft. one-story building. Property located on the southwest corner of Gazza Boulevard and New Highway, East Farmingdale, NY.
SCTM#0100-36-3-26
Zoning District: Industry G
Subject Premises: 1676 New Highway, East Farmingdale, NY

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6:15 p.m.

4. Application #26-90 ELRAC LLC (tenant)/VL 10 1620 New Highway LLC and JPD United I, LLC (property owners), 1550 Route 23, Wayne, New Jersey. Requesting a special exception permit for a public garage for automotive repair; diminish off-street parking from three-hundred and twenty-nine (329) parking stalls required to sixty-three (63) parking stalls provided; allow outside storage in the side yard, a non-permitted location; diminish width at front street line from 100' to 43.27' on New Highway; increase number of buildings from one (1) to two (2). All in connection with a proposed one-story building with outdoor storage and an existing power plant. Property located on the northeast corner of Long Island Railroad and New Highway, East Farmingdale, NY.
SCTM#0100-35-1-17.012, 17.011, 31.004
Zoning District: Industry G
Subject Premises: 1620 New Highway and 19 Picone Boulevard, East Farmingdale, NY

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
 May 18, 2026