

Zoning Board of Appeals
Agenda
October 22, 2015

1. Application of Art of Form Architects as agent for Bildan Realty Ltd. Applicant seeks a Use Variance to use part of the "Residential BB" district a reduction of the required buffer area; a Special Exception to use part of the adjacent residential district for parking and reduction of the required parking spaces pursuant to the erection of a new two story office building and attached garage pursuant to Sections 183-26; 183-82 A (12); 183-91.1 ; 183-127 and 183-129 of the Village Code. Premises located on the south side of Merrick Road (NYS Route 27A) approx. 344 feet west of South Ketcham Ave. in a part "Business 2" district and in part "Residential BB" district k/a 21 Merrick Road a/k/a SCTM# 101-9-1-3
2. Application of Mary Wood. Applicant seeks to encroach the required side yard pursuant to maintaining an approximately 9 foot by 10 foot detached rear deck and encroach the required side yard and rear yard pursuant to the additions of a proposed new front and rear deck to the existing one and one half story one frame dwelling pursuant to Section 183-51 and 183-54 of the Village Code. Premises located on the west side of Central Ave. approx. 250 feet south of Morris Street in a "Residential B" district k/a 23 Central Ave. a/k/a SCTM# 101-11-8-8
3. Application of Laura Ellis Esq. as agent for owner Rocco Nuss Inc. Applicant seeks a Special Exception to permit the outdoor storage of motor vehicles pursuant to Section 183-96 of the Village Code. Premises located on the south side of Elm Place approx. 400 feet east of Albany Ave. in an "Industrial District" k/a 37 Elm Place a/k/a SCTM#101-4-1-96
4. Application of Jennifer Felice. Applicant seeks to maintain the existing north side non-conforming side yard pursuant to a proposed second story addition to the existing one story dwelling pursuant to Section 183-17 of the Village Code. Premises located on the west side of Grand Central Ave. approx. 225 feet south of Perkins Ave. in a "Residential A" district k/a 71 Grand Central Ave. a/k/a SCTM#101-10-4-22
5. Application of Katherine Karpinski. Applicant seeks a Special Exception pursuant to the proposed erection of a six foot fence from the rear of the existing house to the rear property line on the north and south sides of the premises pursuant to Section 183-139 A (1); 183-139 A (2) and 183-139 A (3) of the Village Code. Premises located on the east side of County Line Road approx. 325 feet north of Merrick Road in a "Residential B" district k/a 27 County Line Road a/k/a SCTM# 101-7-1-32