

Zoning Board of Appeals
Agenda
April 20, 2017

1. Application of Charles Ferraro agent for Samita Kovra D’Aivta. Applicant seeks special exception to convert existing offices to mixed-use dwellings in a B-1 Business District. Convert office space to restaurant on 1st floor; convert 10,084 square feet of office space to 13 residential apartments on 2nd floor; convert 10,084 square feet of office space to 13 residential apartments on 3rd floor of existing building. There will also be a 735 square foot roof terrace located on the rear of the building. Applicant also seeks special exception to waive the required 126 parking spaces applicant also seeks variance for percentage of lot coverage occupied. Maximum coverage is 40%, existing is 77.55% pursuant to Article VII Section 183-81(A)(8)(b) of the Village Code for the mixed, Article XIV Section 183-129 of the Village of Amityville Code for the parking, and Article VII Section 183-79.9 of the Village Code for the lot coverage. Premises located on the East side corner of Broadway 50 feet South of Oak Street in a “B-1 Business” district k/a 221 Broadway a/k/a SCTM# 101-5-3-2
2. Application of Art of Form Architects as agent for John Goarin from Associate Property Holdings. Applicant seeks a variance for insufficient rear yard setback, maximum lot coverage occupied, and insufficient parking requirement for new 2700 square feet 2nd floor office space and reconstruction of existing building footprint on 1st floor pursuant to Article IX Section 183-104 of the Village Code(rear yard) Article IX Section 183-106 of the Village Code(lot coverage) Article VII Section 183-129 of the Village Code(parking requirement: total spaces required is 32, total spaces provided is 4). Premises located on the East side of Deforest Street approx. 177.64 feet North of Edison Street in a “Industrial” district k/a 21 Deforest St. a/k/a SCTM# 101-4-2-7
3. Application of Brian Baer as agent for Daniel D’Elia. Applicant seeks multiple variances for a new elevated one family dwelling as follows: 1) Insufficient front yard setback 2) Insufficient side yard setback 3) Insufficient rear yard setback 4) Sky exposure plane pursuant to Section 183-50 (B)-front yard, Section 183-51-side yard, Section 183-54-rear yard, Section 4-7 (C)(5)-sky exposure plane of the Village of Amityville Code. Premises located on the East side of South Ketcham Avenue approx. 1131.52 feet South of Morris Street in a “Residential B” district k/a 292 South Ketcham Ave. a/k/a SCTM# 101-11-8-27.1
4. Application of Michael Carapellucci. Applicant seeks variance for maintaining a six-foot-high vinyl fence on the west side of the property approximately 62.63 linear feet pursuant to Sections 183-139(A)(1) of the Village of Amityville Code. Premises located on the North side of Towne Street approx. 580 feet East of Bayview Avenue in a “Residential B” districts k/a 50 Towne Street a/k/a SCTM#101-8-3-33.

5. Application of Michael Carapellucci agent for Naresh Persaid. Applicant seeks a variance for maintaining 1) 80 feet six-foot-high vinyl fence on the North/East side of the property 2) 64 feet six-foot-high vinyl fence on the Easterly side of the property 3) 73 feet six-foot-high vinyl fence 160.67 feet North of Towne Street, 100 Feet East of the West property line pursuant to Sections 183-139(A)(1) of the Village of Amityville Code. Premises located on the North side of Towne Street approx. 480 feet East of Bayview Avenue in a “Residential B” districts k/a 44 Towne Street a/k/a SCTM#101-8-3-48.