

Zoning Board of Appeals
Agenda
July 20, 2017

1. Application of Peter and Kathleen Roy. Applicant seeks area variances to exceed the required lot coverage; reduce the side yard aggregate and encroach the sky plane parameters pursuant to the proposed elevation and addition of a garage under and rear deck to F.E.M.A and NYS Building code requirements pursuant to sections 183-15; 183-17; and 4-7 C. (5) of the Village code. Premises located on the south side of Purdy Lane approximately 1041 feet east of South Bayview Avenue in a “Residential A” district known as 88 Purdy Lane a/k/a SCTM#101-12-6-14
2. Application of Fred Bruno. Applicant seeks a special exception to erect a six foot fence pursuant to section 183-139 of the Village code. Premises located on the east side of Rochelle Court approximately 150 feet south of Riverside Street in a “Residential B” district known as 10 Rochelle Court a/k/a SCTM#101-11-13-14
3. Application of James Coppack. Applicant seeks a special exception and area variances associated with a proposed expansion to the size, height, and location of the existing detached one story garage pursuant to sections 183-48 and 183-55 of the Village Code. Premises located on the south side of Union Avenue approximately 639 feet west of Bayview Avenue in a “Residential B” district known as 119 Union Avenue also known as SCTM# 101-6-1-27
4. Application of Tyrone Garcia as agent for Mario Sonzone, Amity Center LLC. Applicant seeks a variance for insufficient parking in rear yard. Required 18 spaces, provided are 6 spaces pursuant to Section 183-129 of the Village of Amityville Code. Premises located on the north side of Merrick Rd 105.16 feet west of Broadway known as 134 Merrick Road in a “B-2 Business” District, a/k/a SCTM# 101-7-4-16
5. Application of Horace Hill. Applicant seeks renewal of a previously approved by special exception non-owner occupied two family dwelling, approved prior to March 3, 2010 with no change in ownership pursuant to Section 183-43 C. (6). Premises located on the south side of Locust Drive approximately 250 feet west of Broadway in a “Residential B” district known as 22 Locust Drive a/k/a SCTM# 101-1-2-21
6. Application of Charles Ferraro agent for Samita Kovra D’Aivta Applicant seeks a use variance 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 feet 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