

**Zoning Board of Appeals**  
**Agenda**  
**June 15, 2017**

1. Application of 42 Greene Ave LLC. Applicant seeks renewal of a previously approved special exception mixed use dwelling pursuant to Section 183-82 A. (10) (a) of the Village of Amityville code. Premises located on the south side of Greene Avenue approximately 478 feet west of Broadway [Rt 110] in a “Business 2” district known as 42 Greene Avenue a/k/a SCTM# 101-5-2-41
2. Application of JGA 195 Corp. Applicant seeks renewal of a previously approved special exception mixed use dwelling pursuant to Section 183-82 A. (10) (a) of the Village of Amityville code. Premises located on the southeast corner of Greene Avenue and Ketcham Avenue in a “Business 2” district known as 62 Greene Avenue a/k/a SCTM# 101-5-2-37
3. Application of Barbara Monahan as agent for Debra Monahan. Applicant seeks a variance for 6’-0” high PVC fence enclosing the rear of property pursuant to Section 183-139 (1) and (2). Premises located on the west side of Oldfield Avenue approximately 238.65 feet north of Cedar Street known as 122 Oldfield Avenue in a “Residential B” district a/k/a SCTM# 101-5-4-23
4. Application of John Nebel and Vanessa Lindsay. Applicant seeks variance for proposed 6’0” high vinyl fence starting at the front building line horizontally towards sides of property thence along along both sides and closing at rear of property pursuant to Section 183-139 (A)(1) and (2). Premises located on the east side of Central Avenue 200 feet north of Morris Street known as 5 Central Avenue in a “Residential B” district a/k/a SCTM# 101-11-4-6
5. Application of Jeffrey Havelin, PE as agent for Deborah and Jack Magnani. Applicant seeks multiple variances for a house elevation of an existing one family dwelling as follows: 1. Maximum height allowed is 28’-0”. Proposed height is 33’-0” -(5’-0” elevation). 2. Maximum lot coverage is 32%. Proposed lot coverage is 33%. 3. Required front yard setback is 28.33’. Proposed front yard is 18’-9”. (proposed front porch encroachment). 4. Sky exposure plane pursuant Section 183-46 for height of buildings, Section 183-49 for percentage of lot coverage, Section 183-50 for front yards, and Section 4-7 (C)(5) for skyplane exposure. Premises located on the north side of Meadow Lane approximately 890.0 feet east of Bayview Avenue in a “Residential B” district known as 75 Meadow Lane also known as SCTM# 101-12-6-87
6. Application of Mark Anthony Munisteri as agent for Robert West. Applicant seeks a variance for the following: 1. Insufficient side yard setback for the proposed addition. Required setback is 16 feet, existing is 9 feet. 2. Insufficient average front yard setback. Required average front yard setback is 29.82 feet, the proposed is 22.81 feet. 3. Skyplane exposure pursuant Article II, Section 183-17 of the Code of the Village of Amityville-

side yard, Article II, Section 183-16 of the Code of the Village of Amityville-average front yard setback, Chapter 4, Section 4-7 (C)(5) of the Code of the Village of Amityville-skyplane exposure. Premises located on the west side of Bayview Place approximately 91.34 feet north of Chadwick Court in a "Residential A" district known as 33 Bayview Place also known as SCTM# 101-12-5-5