

Zoning Board of Appeals

Agenda

June 21, 2018

1. **Application of Marlene Marinucci.** Applicant seeks to renew a previously approved Special Exception owner-occupied, non-conforming conversion of a one-family dwelling to a two-family dwelling pursuant to §183-94 of the Village Code. Premises located on the south side of Maple Pl., approximately 700 ft. East of Albany Ave. in an “Industrial District” known as 63 Maple Pl., a/k/a SCTM#101-4-1-66.
2. **Application of First United Methodist Church.** Applicant seeks to maintain two previously approved Special Exceptions pursuant to a mixed-use dwelling and a detached two-family dwelling. Premises located on the east side of Broadway approximately 423 ft. north of Merrick Rd. in a “Historical District” known as 47 Broadway a/k/a SCTM#101-7-5-3.
3. **Application of Peter Imbert.** Applicant seeks to install interior plumbing in the proposed detached 6ft. by 8 ft. cabana toilet room serving the existing in-ground swimming pool pursuant to §183-23 of the Village code. Premises located on the south side of Griffing Ave., approximately 250ft. west of Grand Central Avenue in a “Residential A District” known as 64 Griffing Ave., a/k/a SCTM#101-12-3-44.
4. **Application of Nancy Pierson.** Applicant seeks a Special Exception pursuant to the proposed erection of a six-foot fence, pursuant to §183-139 of the Village Code. Premises located on the west side of Oldfield Ave., approximately 361 ft. North of Cedar St. in a “Residential B District” known as 128 Oldfield Ave., a/k/a SCTM# 101-5-4-21.
5. **Application of Nancy Ross.** Applicant seeks an area variance to exceed the maximum height of a fence in the front yard of a corner parcel by 1ft. Pursuant to § 152-11 of the Village Code. Premises located on the southeast corner of the intersection of Dowsing Pl. and Merrick Rd. in a “Residential B District” known as 6 Dowsing Pl. a/k/a SCTM#101-10-2-39.
6. **Application of John Barry.** Applicant seeks a Special Exception pursuant to the proposed erection of a five-foot high non-see-through fence pursuant to § 183-139 A. (2). Premises located on the northeast corner of Folkstone Road and Purdy Lane in a “Residential A District” known as 55 Purdy Lane a/k/a SCTM# 101-12-5-34.
7. **Application of Monique Newkirk.** Applicant seeks renewal of a previously approved Special Exception for the maintenance of an owner-occupied two-family dwelling pursuant to § 183-43 C. (6) of the Village Code. Premises located on the south side of Sterling Pl., approximately 316 ft. east of County Line Rd., in a “Residential B District” known as 158 Sterling Pl., a/k/a SCTM# 101-3-3-5.
8. **Application of James Caracciolo Jr. as Contract Vendee to Partow Payandeh of Amlind LLC.** Applicant seeks a renewal of a Special Exception for a non-owner occupied two-family dwelling pursuant to §183-43 C. (6) of the Village Code. Premises located on the South side of Oak St approximately 953 ft. West of Bayview Ave. in a “Residential B District” known as 79 Oak St a/k/a SCTM#101-6-1-1.

- 9. Application of James D’Amato.** Applicant seeks area variance to diminish the required side yard from 12ft. to 5.63ft. associated with the proposed construction of a 160sq.ft. first-story addition. Pursuant to §183-51 of the Village Code. Premises located on the North side of New Point Pl., approximately 800 ft. East of South Bayview Ave in a “Residential B District” known as 67 New Point Pl a/k/a SCTM#101-12-6-54.
- 10. Discussion on decision for Application of Tetyana Sydoryak.** Applicant seeks renewal of a previously approved by special exception, owner occupied, conversion of a one-family dwelling to a two-family dwelling approved prior to March 3, 2010 with a change in ownership pursuant to §183-43 C. (6) of the Village Code. Premises located on the south side of Union Avenue approximately 558ft west of Bayview Avenue in a “Residential B” District known as 123 Union Avenue a/k/a SCTM# 101-6-1-28.