

**Zoning Board of Appeals**  
**Agenda**  
**May 17, 2018**

1. **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 Place 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.
2. **Application of Philip Troiani.** Applicant seeks special exception for the erection of a six-foot-tall wood fence along the rear yard of the property pursuant to sections 183-139 a. (2) of the Village code. Premises located on the south side of Ocean Ave approximately 165 ft. East of Unqua Pl., in a “Residential B” district known as 355 Ocean Ave a/k/a SCTM#101-13-15-4.
3. **Application of Denise Jacaruso.** Applicant seeks area variance to exceed the allowable height of an accessory structure associated with the proposed construction of a new 3 car detached garage pursuant to sections 183-40 of the Village code. Premises located on the north side of Franklin St. approximately 471 ft. east of South Ketcham Ave in a “Residential BB” district known as 45 Franklin St a/k/a SCTM#101-9-8-25.
4. **Application of Michael Bello as CEO of Thomas J. Saures Inc.** Applicant seeks renewal of a previously approved Special Exception for the maintenance of a mixed-use dwelling containing an office for automotive sales and two dwelling units pursuant to sections 183-82 a (10) (a) of the Village code. Premises located on the north east corner of Merrick Road at the intersection of Merrick Road and Ketcham Ave in a “B-2 Business” district known as 48 Merrick Rd a/k/a SCTM#101-7-2-19.
5. **Application of Christopher Pearson.** Applicant seeks a Special Exception for the continuation of outdoor storage of construction materials and vehicles pursuant to § 183-81 B and 183-43 of the Village code. Premises located on the East side of Broadway (RT. 110) approximately 215 ft. North of Oak St. in an in part “Business 1” and in part “Residential B” Districts known as 247-249 Broadway a/k/a SCTM# 101-4-3-55 and 101-4-3-56.