

**Zoning Board of Appeals**  
**Agenda**  
**September 21, 2017**

1. Application of Matthew Demar II. Applicant seeks a special exception to reduce the required amount of parking spaces; Area variance pursuant to required side yards and rear yards also to waive the sky plane requirements pursuant to the erection of one new one family dwelling; One new two family dwelling; One new four family multiple dwelling unit and the conversion of two existing two family dwellings to four family dwellings and the conversion of one one family dwelling to a three family dwelling pursuant to section 183-129; section 183-59; section 183-63 C. and section 24-29 E. of the Village code. Premises located on the west side of Bayview Avenue approximately 358 feet north of the L.I.R.R in a “Residential C” district known as 358 Bayview Avenue a/k/a SCTM#101-4-1-21.1; 4-1-22.1, 4-1-23.1; and 4-1-24.1.
2. Application of Michael Maneri. Applicant seeks to maintain a six foot fence pursuant to section 183-139 of the Village code. Premises located on the south side of Railroad Avenue approximately 173 feet east of Broadway in a “Residential B” district known as 19 Railroad Avenue a/k/a SCTM#101-4-3-2
3. Application of Charles E. and Linda M. Koegler. Applicant to encroach the required side yard and aggregate pursuant to the addition of a south side bow window and six (6) foot by eighteen (18) foot one story addition to the west side of the existing one and one half story one family dwelling pursuant to sections 183-51 of the Village Code. Premises located on the west side of Bayview Avenue approximately 132 feet north of Avon Place in a “Residential B” district known as 222 Bayview Avenue also known as SCTM# 101-6-1-39
4. Application of Rushforth Realty. Applicant seeks to maintain a previously approved by special exception a mixed use dwelling and rooming house pursuant to Section 183-82 A. (10) (a) of the Village Code. Premises located on the north side of Sterling Place approximately 580 feet west of Broadway [RT110] in a “Business 2” District known as 45 Sterling Place, a/k/a SCTM# 101-3-1-20
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