

**Village of Amityville**  
**Zoning Board of Appeals Agenda**  
**January 19, 2023**

- 1. Application of Satya Kaur.** Applicant seeks a use variance to maintain an existing one-bedroom apartment pursuant to Section 183-9 C of the Village of Amityville Code. Premises located on the Southwest Corner of Bayview Avenue and Towne Street in an A Residence district known as 111 Bayview Avenue a/k/a SCTM#101-8-2-1.1.
  
- 2. Application of Glenn Nugent on behalf of Hector Hernandez.** Applicant seeks a use variance to maintain a two-family dwelling which was granted as a special exception to a previous owner pursuant to Section 183-43 C of the Village of Amityville Code. Applicant also seeks a special exception to maintain 16 feet of 6-foot fence pursuant to Section 183-139 A (3) of the Village of Amityville Code. Applicant also seeks multiple variances related to maintaining an accessory building which has been converted into habitable space pursuant to Section 183-55 of the Village of Amityville Code. Variance 1 is to maintain insufficient side yard setback. Variance 2 is to maintain insufficient rear yard setback. Variance 3 is to maintain an area greater than the 500-sf area allowed (590 sf). Variance 4 is to maintain habitable space (HVAC). Variance 5 is to maintain more than three interior plumbing fixtures which includes kitchen and bathroom. Premise located on the East side of Bayview Avenue, approximately 82 feet South of Oak Street, in a B Residence district known as 257 Bayview Avenue a/k/a SCTM# 101-6-3-75.