

**Village of Amityville
Zoning Board of Appeals
September 21, 2023**

1. **Application of Lucy Pellegrino.** Applicant seeks to erect a 6' high masonry wall in the front yard where 5' high is the maximum height allowed pursuant to Section 183-139 A (2) of the Village Code. Premises located on the west side of Grand Central Avenue approximately 1,592 feet South of Dewey Avenue in a "Residence A" District known as 347 Grand Central Avenue a/k/a SCTM# 101-14-1-24.
2. **Application of Luke Berberich.** Applicant seeks a variance to maintain a 6-foot vinyl fence with 4-foot solid fence to the waterway pursuant to Section 183-139 A (1) of the Village Code. Premises located on the South side of Meadow Lane approximately 505 ft East of South Bayview Avenue in a "B Residential" District known as 44 Meadow Lane a/k/a SCTM# 101-14-3-9.
3. **Application of Michael Marino.** Applicant seeks 3 variances associated with the proposed construction of a two-car detached garage. Variance 1 is to reduce the minimum required front yard setback by 27 feet, from 60 feet to 33 feet, pursuant to Section 183-134 of the Village Code. Variance 2 is to exceed the maximum allowed height by 3 feet, from 14 feet to 17 feet, pursuant to Section 183-55 of the Village Code. Variance 3 is to exceed the maximum allowed area by 28sf, from 500sf to 528sf, pursuant to Section 183-55 of the Village Code. Premises located on the West side of Norman Avenue approximately 765 feet South of Richmond Avenue in a "Residential B" District known as 65 Norman Avenue a/k/a SCTM# 101-13-10-11.
4. **Application of Alyssa Basilone.** Applicant seeks a variance to exceed the maximum allowed area of an accessory structure by 64sf, from 800sf to 864sf, pursuant to Section 183-40 of the Village Code. Premises located on the South side of Coles Avenue approximately 300 feet East of Richmond Avenue in a "Residential BB" District known as 66 Coles Avenue a/k/a SCTM# 101-11-6-3.
5. **Application of Warren Parke.** Applicant seeks to renew a previously approved special exception for a non-owner-occupied two-family dwelling pursuant to Section 183-82 A (10) (c) of the Village Code. Premises located on the South side of Greene Avenue, approximately 375 ft West of Broadway in a "B-2 Business" District known as 32 Greene Avenue a/k/a SCTM# 101-5-2-43.
6. **Application of Ira Sumkin, Partner.** Applicant seeks to renew a previously approved special exception for the conversion of a non-conforming, single-family dwelling to a two-family dwelling pursuant to Sections 183-94 and 183-122 of the Village Code. Premises located on the north side of Maple Place approximately 300 ft east of Albany Avenue in an "Industrial" District known as 20 Maple Place a/k/a SCTM# 101-4-1-83.
7. **Application of John Farrell for 550 Broadway.** Applicant seeks a use variance to construct a new 8,801 SF Multiple Dwelling building containing six 2-bedroom apartments, two 1-bedroom apartments, and 1,755 SF of office/retail space pursuant to Section 183-81 A of the Village Code. The applicant also seeks a parking variance to reduce the required parking from 25 spaces to 24 spaces pursuant to Section 183-129 of the Village Code. Premises located on the Southwest corner of Maple Drive and Broadway (RT 110) in a "B-1 Business" District known as 550 Broadway a/k/a SCTM# 101-1-1-65.