

**Village of Amityville
Zoning Board of Appeals Minutes
May 18, 2023**

Vice Chairperson Eric Taylor welcomed everyone to the May 18, 2023 meeting of the Amityville Zoning Board of Appeals at 7:00 P.M.

Members Present: Eric Taylor, Vice Chairperson
Todd Brice, Member
Timothy Mc Manus, Alternate Member
Richard Ubert, Member

Other Attendees: Michael Breitweg, Building Inspector
Melanie Macomber, Secretary

Absent: Tracey Cullen, Chairperson
William Ordon, Member

After introducing The Board, **Vice Chairperson Eric Taylor**, informed applicants that they are hereby notified that all agreed upon concessions, promises, assurances, or declarations given to them of their duly appointed agents, during their hearing process shall become stipulations to any approvals given by The Board. He also asked that anyone who comes to speak at the podium to please state your name and address for the record and to sign in on the sign in sheet.

Vice Chairperson Taylor informed the applicants that they must adhere to the plans submitted in conjunction with this application as approved by The Board, any deviation from the approved plans may require the application to be re-called by The Board.

Vice Chairperson Taylor also explained to all the applicants that we have four members instead of five, and a tied vote would result in a denial. They had all been contacted by Kerri Geiger, Secretary to the Board, prior to the meeting, who also explained this. Everyone elected to proceed with the meeting as planned.

Vice Chairperson Taylor called for a motion to approve the minutes from the April 20, 2023 meeting. A motion was made by Todd Brice and was seconded by Eric Taylor. Other members of The Board were not at the April meeting so they could not vote.

Vote on the Motion:	Vice Chairperson Taylor	aye
	Todd Brice	aye
	Timothy McManus	abstain
	Richard Ubert	abstain

Motion carried: 2 ayes 2 abstain

Application of Vanessa Rosario. Applicant seeks renewal of a previously approved special exception for an owner-occupied two-family dwelling pursuant to Section 183-26 C (6) of the Village Code. Premises located on the northeast corner of South Ketcham Avenue and Riverleigh Place in a “BB Residence” District known as 51 Riverleigh Place a/k/a SCTM# 101-7-6-24.2

Vanessa Rosario, 51 Riverleigh Place, Amityville spoke on behalf of this application.

Findings:

- Applicant is seeking renewal of an owner-occupied two-family home.
- Home was purchased in 2020, and all family live in the home.
- The applicant along with her husband and son live on the first floor, which consists of two and a half bedrooms (half of a bedroom was converted to a sitting area) a kitchen, living room and a dining room.
- Upstairs are the applicants Mother, Sister, and Grandmother, it consists of three bedrooms, a kitchen, living room and dining room.
- There is adequate off-street parking.
- The Building Inspector inspected the property and found no issues.
- No one spoke for or against the application.

Stipulations:

1. Application is approved for four years or change of ownership whichever comes first.
2. Applicant must obtain a Rental Permit; Applicant shall contact the Building Department and schedule yearly inspections within ten (10) business days of the anniversary date of the Zoning Board of Appeals approval.
3. Applicant must maintain adequate off-street parking.
4. Applicant is responsible for maintenance of the property. Applicant must adequately maintain the premises. Applicant must ensure timely and appropriate disposal of all rubbish, trash, and garbage.
5. Applicant must abide by all applicable State, Village and Local codes.

A motion to approve this application was made by Mr. Ordon and was Seconded by Eric Taylor.

Vote on the Motion:	Eric Taylor, Vice Chairperson	aye
	Todd Brice	aye
	Timothy McManus	aye
	Richard Ubert	aye

Motion carried: 4 ayes 0 nays

Application of Peter Imbert. Applicant seeks variances to exceed the maximum allowed accessory structure area by 454 sf and the maximum allowed accessory structure height by 6.5 feet for a proposed cabana addition pursuant to Section 183-23 of the Village Code. Premises located

on the south side of Griffing Avenue approximately 275 feet west of Grand Central Avenue in a "BB Residence" District known as 64 Griffing Avenue a/k/a SCTM# 101-12-3-44.

Chris Alvino of Harold Gebhardt Architecture, 353 N. Wellwood Ave. Lindenhurst NY spoke on behalf of this application.

Findings:

- Application is for an existing cabana with an addition to the left side.
- There is an existing storage room, kitchenette, bar and seating area outside.
- No one spoke for or against the application.

Stipulations:

1. Must go to Planning Board
2. Applicant must comply with all State, Village and Local codes.
3. Must conform with all plans submitted.

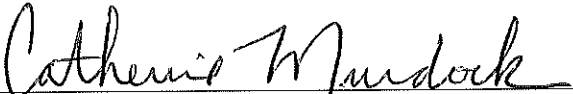
A motion to approve this application was made by Mr. Brice and was Seconded by Mr. Ubert.

Vote on the Motion:	Eric Taylor, Vice Chairperson	aye
	Todd Brice	aye
	Timothy McManus	aye
	Richard Ubert	aye

Motion carried: 4 ayes 0 nays

Vice Chairperson Taylor adjourned the meeting at 7:07 PM

Respectfully submitted:



Catherine Murdock, Clerk/Treasurer