

Village of Amityville
Zoning Board of Appeals
June 15, 2023

1. **Application of GB1 Holding.** Applicant seeks a use variance to convert an existing 2-story office building to a 3-story multiple dwelling consisting of both business and residential use pursuant to Section 183-82 of the Village Code. Applicant also seeks a variance to reduce the required amount of parking spaces from 34 to 5 pursuant to Section 183-129 of the Village Code, and a variance to increase the maximum allowed lot coverage from 60% to 90.9% pursuant to Section 183-87 of the Village Code. Premises located on the North side of Greene Avenue approximately 244 feet west of Broadway in a “Business 2” District known as 21 Greene Avenue a/k/a SCTM# 101-5-2-7.
2. **Application of Philip Paladino.** Applicant seeks to renew a special exception to maintain a Mixed-use dwelling pursuant to Section 183-68 F (2) of the Village Code. Premises located on the East side of Broadway approximately 634 ft. South of Avon Pl in a Historical District known as 111 Broadway a/k/a SCTM# 101-5-9-14.
3. **Application of George S. Crisotomo.** Applicant seeks renewal of a previously approved use variance for Mixed-use dwelling having a business on the first floor and a dwelling unit on the second floor pursuant to Section 183-43 of the Village Code. Premises located on the North side of Ireland Place approximately 407 feet west of Ketcham Avenue in a “Residential B” District known as 101 Ireland Place a/k/a SCTM# 101-5-1-6.
4. **Application of Goyal Real Estate Development LLC.** Applicant seeks renewal of 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 Southeast corner of Broadway (Rt.110) and South Drive in a “Business 2” District known as 497-505 Broadway a/k/a SCTM# 101-2-3-3.1.