

**Zoning Board of Appeals  
Minutes  
February 25, 2020  
Zoom Video Call**

Members Present: Richard Ubert, Chairman  
Vice Chairperson Cullen  
Roger Smith, Member  
William Ordon, Member  
Robert Russo, Alternate Member

Other Attendee: Tracey Gronbach, Secretary to the Board

Absent: Eric Taylor, Member  
Bryan Donato, Building Inspector

Meeting called to order at 7:04pm.

Chairperson Ubert welcomed everyone to the February 25, 2021, meeting of the Zoning Board of Appeals. He introduced himself and the Board Members.

Chairperson Ubert stated for the record that all applicants are hereby notified that any and all agreed concessions, promises, pledges, assurances, or declarations given by them or their duly appointed agents, during their hearing process shall become stipulations to any approvals given by this Board. He also asked that anyone who wishes to speak please state their name and address for the record so that may be accurately recorded in to the minutes.

Chairperson Ubert welcomed the newest member board, Alternate Member Robert Russo.

Chairperson Ubert called for a motion to approve the minutes from the December meeting.

Mr. Smith made a motion to approve the December 17, 2020 minutes which was seconded by Mr. Russo.

Vote on the Motion:	Chairman Ubert	aye
	Vice Chairperson Cullen	aye
	Mr. Ordon	aye
	Mr. Smith	aye
	Mr. Russo	aye

Motion carried: 5 ayes 0 nays

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**Application of 35 Greene Avenue Realty LLC.** Applicant seeks a special exception for the conversion of a single-family dwelling to a two-family dwelling pursuant to Section 183-82 A. (10) (c) of the Village Code. Premises located on the North side of Greene Ave approximately 143ft East of John St in a B-2 General Business District known as 35 Greene Ave also known as SCTM# 101-5-2-4.

**Joseph Sidor, 11 Jefferson Road, Amity Harbor, NY,** spoke on behalf of this application.

Findings:

- Applicant is contract vendee, pending ZBA approval. Premises currently has a special exception for two-family mixed-use.
- The first-floor apartment has 2 bedrooms, 1 bath with an eat-in kitchen. The second-floor apartment is a 1 bedroom, 1 bath with an eat-in kitchen.
- There is adequate off-street parking.
- The property has a history of receiving Special Exceptions for Two-family approval.
- With the current COVID pandemic, it is harder to rent out office space.
- There are numerous two-family residences in the neighborhood on Green Ave.
- Jennifer Ronzo, Signature Premier Properties, 90 Montauk Hwy, Amity Harbor, NY 11701, is the real estate agent for both the seller and buyer. Ms. Ronzo stated that the property has historically been two family, for generations, and the buyer is looking to convert it back from mixed use to two-family.

A motion to approve this application was made by Vice Chairperson Cullen and was seconded by Mr. Ordon.

Vote on the Motion:	Chairman Ubert	aye
	Vice Chairperson	aye
	Mr. Ordon	aye
	Mr. Smith	aye
	Mr. Russo	aye

Motion carried:      5 ayes              0 nays

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**Stipulations:**

1. This application is approved for two years or change of ownership, whichever comes first.
2. Applicant must obtain a rental permit.
3. Applicant must maintain adequate off-street parking.
4. Applicant is responsible for maintenance of the property.
5. Applicant must ensure timely and appropriate disposal of all rubbish, trash, and garbage.
6. Applicant must abide by all applicable State, Village and Local Codes

**Application of Michael Schilling.** Applicant seeks a special exception to maintain outdoor storage pursuant to Section 183-82 A. (10) (b) of the Village Code. Premises located on the South side of Merrick Rd approximately 202ft East of Richmond Ave in a B-2 General Business District known as 123 Merrick Rd also known as SCTM#101-7-7-2.

**Michael Schilling, 123 Merrick Rd, Amityville NY,** spoke on behalf of his application.

**Findings:**

- The Board find that the applicant failed to properly notify the adjacent property owners as required by law and is requiring that the applicant re-notify to be heard at the April 23, 2021 hearing.

**Application of Vincent Camarda.** Applicant seeks a special exception for an owner-occupied parent-child residence as well as variances associated with the proposed construction of a two-story addition to accommodate the second dwelling in accordance with Section 183-9 C. (4) of the Village Code. Premises located on the West side of Grand Central Ave approximately 550 ft South of Dewey Ave in an A Residence District known as 325 Grand Central Ave also known as SCTM#101-14-1-18.

**Vincent Camarda, 325 Grand Central Ave, Amityville** spoke on behalf of his application.

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Findings:

- Mr. Camarda has owned home for 3.5 years. He says garage on property is narrow and difficult to fit his vehicles inside.
- Mr. Camarda has three children ages 25, 23, and 20. Mr. Camarda was hoping to let each child have 2-3 years to live in the 1 BR apartment he would build over the garage, so that they could save money.
- Mr. Camarda plans to attach the garage to the main dwelling with an enclosed breezeway.
- The house adjacent to garage has no windows on that side of their home, so it would not be impeding views.
- Mr. Camarda was not aware of any other parent/child in the vicinity where they are separate detached structures, connected by a breezeway.
- Mr. Camarda is proposing a height to be 29.5 feet, when the zoning on a detached structure has a max of 14 foot high.
- Mr. Camarda has not demonstrated a hardship and is seeking numerous significant variances.
- Joan Donnison, Bay Village Civic Association, feels this is out of scale and character for the neighborhood, and he could buy a home for his children for the amount it will cost to make these modifications.

The board asked that Mr. Camarda to amend the parent child application and revise his plans for the addition. The board asked that Mr. Camarda come next month for the March 18<sup>th</sup> meeting.

Motion to hold this application to next month was made by Vice Chairperson Cullen and seconded by Mr. Ordon.

Vote on the Motion:	Chairman Ubert	aye
	Vice Chairperson	aye
	Mr. Ordon	aye
	Mr. Smith	aye
	Mr. Russo	aye

Motion carried:	5 ayes	0 nays
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Motion to adjourn the meeting was made by Mr. Ordon seconded by Vice Chairperson.

Vote on the Motion:	Chairman Ubert	aye
	Vice Chairperson	aye
	Mr. Ordon	aye
	Mr. Smith	aye
	Mr. Russo	aye

Motion carried:                    5 ayes                    0 nays

Chairperson Ubert adjourned the meeting at 7:42pm.

Respectfully submitted:

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Catherine Murdock, Clerk/Treasurer