

**Zoning Board of Appeals  
Minutes  
December 16, 2021**

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

Other Attendees: Gregg Doerner, Building Inspector  
Tracey Gronbach, Secretary to the Board

Meeting called to order at 7:00pm.

Chairperson Ubert welcomed everyone to the December 16, 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 comes to speak at the podium please state your name and address for the record and sign in on the sign in sheet so we can record everything properly.

Chairperson Ubert called for a motion to approve the minutes from the November 18th, 2021, meeting.

A motion was made by Mr. Smith to approve the minutes as edited which was seconded by Vice Chairperson Cullen.

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

Motion carried:      5 ayes            0 nays

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**APPLICATION OF JEFFREY KRINICK.** Applicant seeks a use variance for the reduction in required number of off-street parking spaces pursuant to Section 183-129 of the Code of the Village of Amityville. Premises located on the South side of Dixon Ave approximately 501.15' East of Albany Ave in an Industrial district, known as 151 Dixon Ave a/k/a SCTM#101-4-1-114.7.

**Jeffrey Krinick and David Feldman, Imperial Cleaning Company, 151 Dixon Ave, Amityville, NY,** spoke on behalf of this application.

Findings:

- Mr. Krinick said that they seeking a parking variance for a difference of ten spaces.
- The Village Code requires fifty-eight spaces, and as constructed there will be forty-eight spots.
- The office will be used by Imperial Cleaning Company a commercial cleaning company (no subtenants)
- Imperial Cleaning Company is seeking to convert the warehouse into a two-story office space, and also intends to convert an existing storage yard into parking spaces.
- The office location will have about twenty employees who will work a hybrid schedule, currently there are about twelve people working at a time.
- Imperial Cleaning has four vehicles that will be parked overnight on the property.
- Deliveries are made during typical business hours Monday to Friday from 8:00am to 5:00pm.
- Gregg Doerner, the Village Building Inspector stated that there are no issues with the property.

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

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

Motion carried:      5 ayes              0 nays

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Stipulations:

1. Application is approved until change or use or ownership, whichever comes first.
2. Applicant must conform to the plan submitted.
3. Applicant must apply to the Building Department for all proper building permits.
4. Applicant must abide by all applicable State, Village and Local Codes.

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

Motion carried:        5 ayes            0 nays

A motion to approve the previously heard November 18, 2021, Application of Agent Carol Ann Chang for Jarrod, was made by was made by Mr. Taylor and was seconded by Mr. Ordon.

**APPLICATION OF AGENT CAROL ANN CHANG FOR JARROD ALLEN.** Applicant seeks a variance for non-conforming side yard setback to maintain an existing 8' x 14' frame shed in the rear yard holding a 0.3' side yard setback where of the minimum required 2.0' setback in accordance with Section 183-55 of the Code of the Village of Amityville, and also seeks a special exception to maintain an existing 6' high fence in the side and rear yards where 5' high is the maximum allowed in accordance with Section 183-139 of the Code of the Village of Amityville. Premises located on the West side of Oldfield Avenue approximately 420.45' North of Cedar Street in a Residence B district, known as 136 Oldfield Avenue a/k/a SCTM#101-5-4-20.

**Jarrod Allen, 136 Oldfield Ave, Amityville, NY,** spoke on behalf of this application.

- Mr. Allen purchased the home two months ago as is, he was attempting to legalize non-conforming aspects of the property, which were discovered at closing.
- Mr. Allen has a shed that is eight by fourteen in the back left corner of the property with a side set back below the Village Code allows. There are other sheds in the area.
- The rear and side fencing is six feet high, there are other six-foot fences in the area.

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Stipulations:

1. Applicant must install fence with the good side facing towards the neighbors.
2. The fence must be properly anchored.
3. Applicant must obtain a Fence Permit.
4. Applicant must conform to the plan submitted.
5. Applicant must apply to the Building Department for all proper building permits.
6. Applicant must abide by all applicable State, Village and Local Codes.

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

Motion carried:        5 ayes            0 nays

A motion was made by Chairperson Cullen to move to execution session which was seconded by Mr. Taylor.

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

Motion carried:        5 ayes            0 nays

Motion to adjourn the execution session was made by Mr. Taylor seconded by Mr. Smith.

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

Motion carried:        5 ayes            0 nays

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Motion to adjourn the adjourn the meeting was made by Mr. Taylor seconded by Mr. Smith.

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

Motion carried:                    5 ayes                    0 nays

Chairperson Ubert adjourned the meeting at 9:15.

Respectfully submitted:

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Catherine Murdock, Clerk/Treasurer