

**Zoning Board of Appeals Minutes
June 16, 2022**

Chairperson Roger Smith welcomed everyone to the May 26, 2022, meeting of the Amityville Zoning Board of Appeals at 7:00 P.M.

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

Absent: Eric Taylor, Member

Other Attendees: Michael Breitweg, Building Inspector
 Kerri Geiger, Secretary to the Board

After introducing The Board, **Chairperson Roger Smith**, informed applicants that they are hereby notified that all agreed upon concessions, promises, pledges, assurance, or declarations given by them or 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.

Chairperson Roger Smith 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 Tracey Cullen motioned to approve the May 26, 2022, Zoning Board of Appeals minutes, **Chairperson Roger Smith** seconded the motion.

Vote on the Motion:	Roger Smith, Chairperson	aye
	Tracey Cullen, Vice Chairperson	aye
	William Ordon	aye
	Robert Russo	aye
	Richard Ubert	aye

Motion carried: 5 ayes 0 nays

Application of Christine & Michael Danna. Applicants seek a renewal of a Special Exception for an owner-occupied, two-family dwelling, pursuant to 183-26 C (6) of the Village Code. Premises located on the West side of South Ketcham Ave approximately 322 ft. South of Hamilton St. in a "Residential BB" district known as 193 South Ketcham Ave a/k/a SCTM#101-11-1-8.

Findings:

- Christine Danna Spoke on behalf of the application.
- Renewal of a two-family owner-occupied special exception.
- The Danna's have owned the home for 25 years, with the same tenant for 7 years.
- The tenant has 2 bedrooms, a walk-in closet, eat-in kitchen, living room and bathroom.
- The owner has 3 bedrooms, a dining room, living room, kitchen, and den.
- There is adequate off-street parking
- The Building Inspector has inspected the property and there were no issues.
- No one spoke for or against the application

Stipulations:

1. Applicant must obtain and maintain rental permits.
2. Maintain adequate off-street parking, garbage removal and debris, and keep up the maintenance of the property.
3. Approved for four years or change of ownership.
4. Applicant must adhere to Village, State and Local Codes.

A motion to approve was made by **Richard Ubert** and was seconded by **Vice Chairperson Cullen**.

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

Motion carried: 5 ayes 0 nays

Application of Augustine Varrichio. Applicant seeks a variance to erect a 6 ft vinyl fence pursuant to Section 183-139 A (2) of the Village Code. Premises located on the East side of Oldfield Avenue approximately 275 ft. South of Ireland Pl in a "Residential B" district known as 175 Oldfield Ave a/k/a SCTM# 101-5-5-77.2.

Findings:

- Applicant would like to install a fence along the back property line, and continue down the east side of the property, with the installation of a gate. An existing chain link fence will be taken down.
- The proposed fence is 6' vinyl PVC.
- There are other 6' fences in the neighborhood, including the adjacent home, to which this fence will abut.
- No one spoke for or against the application.

Stipulations:

1. The fence must be properly anchored with the finished side facing towards the neighbors.
2. Applicant must obtain a Fence Permit from the Building Department
3. Applicant must comply with all plans submitted to the Building Department

4. Applicant must abide by all applicable State, Village and Local Codes.
5. Fence to be setback a minimum of 3' from the front corner of the house.

A motion to approve was made by **Richard Ubert** and was seconded by **Vice Chairperson Cullen**.

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

Motion carried: 5 ayes 0 nays

Application of Katy Juncal. Applicant seeks a variance to erect a 6 ft vinyl fence pursuant to Section 183-139 A (2) of the Village Code. Premises located on the West side of Homestead Avenue approximately 224 ft. South of Ireland Pl in a "Residential B" district known as 158 Homestead Ave a/k/a SCTM# 101-5-5-49.2

Findings:

- Mrs. Juncal purchased the home in September 2021.
- Would like a 6" PVC fence with four gates, connecting to the Varricho fence.
- Fence will not go to the front of the property, it will stop at the front of the house
- There are other 6' fences in the area including adjacent homes.
- No one spoke for or against the application.

Stipulations:

1. The fence must be properly anchored with the finished side facing towards the neighbors.
2. Applicant must obtain a fence permit from the Building Department.
3. Applicant must comply with all plans submitted to the Building Department.
4. Applicant must abide by all applicable State, Village and Local Codes.
5. Fence must be set back a minimum of 3' from the front of the house.

A motion to approve this application was made by **Mr. Russo** and was seconded by **Mr. Ordon**.

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

Motion carried: 5 ayes 0 nays

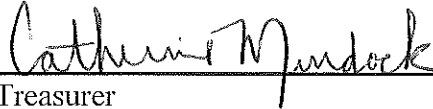
Motion to adjourn the meeting was made by **Chairperson Roger Smith** and was seconded by **Mr. Ordon**.

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

Motion carried: 5 ayes 0 nays

Chairperson Smith adjourned the meeting at 7:12 P.M.

Respectfully submitted:



Catherine Murdock, Clerk/Treasurer