

**Village of Amityville
Zoning Board of Appeals Agenda
September 15, 2022**

1. **Application of Michael Bello as agent for Thomas Sauers.** Applicant seeks to renew a previously approved Special Exception for the maintenance of a non-owner-occupied two-family dwelling pursuant to Section 183-82 A (10) (c) of the Village Code. Premises located on the Northeast corner of Merrick Road and Ketcham Avenue in a “B-2 Business” District known as 48 Merrick Road a/k/a SCTM#101-7-2-19.
2. **Application of Terence Thomas.** Applicant seeks a use variance to convert a one family dwelling to an owner-occupied two-family dwelling pursuant to Section 183-43 of the Village Code. Premises located on the North side of Washington Avenue, approximately 282 feet West of Route 110 in a “Residential B” District known as 25 Washington Avenue, a/k/a SCTM# 101-1-2-30.2.
3. **Application of Braublio and Doris Castillo.** Applicants seek a use variance to renew a previously approved conversion of a non-conforming, single-family dwelling to an owner-occupied two-family dwelling pursuant to Sections 183-94 and 183-122 of the Village Code. Premises located on the North side of Maple Place, approximately 563 feet East of Albany Avenue, in an “Industrial” District known as 48 Maple Place, a/k/a SCTM# 101-4-1-89.
4. **Application of Eileen Krupa.** Applicant seeks a Special Exception for the renewal of a non-owner-occupied two-family dwelling pursuant to Section 183-43 C (6) of the Village Code. Premises located on the Northwest corner of the intersection of Oak Street and Wellington Place in a “Residential B” District known as 60 Oak Street, a/k/a SCTM#101-4-3-38.
5. **Application of Juan Rosales.** Applicant seeks to renew previously approved special exceptions for a mixed-use dwelling and parking of commercial vehicles pursuant to Sections 183-94 and 183-96 of the Village Code. Premises located on the West side of Bayview Avenue, approximately 200 feet South of Dixon Avenue in an “Industrial” District known as 346 Bayview Avenue a/k/a SCTM#101-4-1-25.1 and 101-4-1-26.1.
6. **Application of Kevin Sheehan on behalf of 203-205 Broadway Amityville LLC.** Applicant seeks a variance to maintain a 6-foot wood fence in rear parking lot pursuant to Section 183-139 C (2) of the Village Code. Premises located on the Northeast corner of Broadway and Union Avenue in a “Business 1” District known as 203 Broadway a/k/a SCTM# 101-5-3-27.1.
7. **Application of Saeed Nieves.** Applicant seeks a variance to maintain a 5 foot and 6-foot fence pursuant to Sections 183-139 A (1) and 183-139 A (3) of the Village Code. Premises located on the Southwest corner of Central Avenue and Morris Avenue, in a “Residential B” District known as 13 Central Avenue a/k/a SCTM# 101-11-8-4.

8. **Application of Aleyda Rivas.** Applicant seeks a variance to maintain a 6-foot vinyl fence pursuant to Section 183-139 A (3) of the Village Code. Premises located on the North side of Washington Ave, approximately 474 feet East of County Line Rd, in a “Residential B” District know as 115 Washington Ave, a/k/a SCTM# 101-1-2-43
9. **Application of Mauricio Rivas.** Applicant seeks a variance to maintain a 6-foot vinyl fence pursuant to Section 183-139 A (3) of the Village Code. Premises located on the East side of County Line Rd, approximately 350 feet south of Oak Street, in a “Residential B” District known as 171 County Line Rd, a/k/a SCTM# 101-5-4-37.
10. **Application of Scott Erath.** Applicant seeks variances to reduce side yard setback from 5 feet to 1 foot, reduce rear yard setback from 25 feet to 1 foot, reduce required parking from 52 spaces to 26 spaces, and increase lot coverage from 48.9% to 62.46% in connection with the proposed addition of 5800SF of dry warehouse space. Pursuant to Section 183-105 of the Village Code for the side yard setback, 183-104 of the Village Code for rear yard setback, 183-129 of the Village Code for parking spaces, and 183-106 of the Village Code for lot coverage. Premises located on the East side of Ranick Drive East, approximately 581 feet South of Dixon Avenue in an” Industrial” District known as 51 Ranick Drive East, a/k/a SCTM# 101-4-1-28.
11. **Application of Dennis Siry.** Applicant seeks variances to reduce required side yard setback from 4 feet to 2 feet and exceed allowable building height from 14 feet to 22 feet associated with the proposed erection of a 2-car garage pursuant to Section 183-40 of the Village Code. Premises located on the East side of Richmond Avenue, approximately 350 feet South of Hildreth Court in a “Residential BB” District known as 66 Richmond Avenue a/k/a SCTM# 101-9-4-22.