

**Village of Amityville  
Zoning Board of Appeals Agenda  
December 19, 2019**

**\*\*\* Ajourned \*\*\* Application of Christopher Pearson.** Applicant seeks a special exception for the continuation of outdoor storage of construction materials and vehicles pursuant to Section 183-81B and Section 183-43 of the Village Code. Premises located on the east side of Broadway (NYSRT110) approximately 215 feet north of Oak Street (SCR12) in a part “Business 1 District” and in part “Residential B” district known as 247-249 Broadway also known as SCTM# 101-4-3-55 and SCTM# 101-4-3-56.

1. **Application of Peter Cotelidis as agent for Owner, RAF Dixon, LLC.** Applicant seeks a special exception to maintain outdoor storage pursuant to Section 183-96 of the Village Code. Premises located on the south side of Dixon Avenue approximately 210 feet west of Ranick Drive East in an “Industrial District” known as 175 Dixon Avenue also known as SCTM# 101-4-1-14.
2. **Application of Peter Cotelidis as agent for Owner, RAF Dixon, LLC.** Applicant seeks a special exception to maintain outdoor storage pursuant to Section 183-96 of the Village Code. Premises located on the east side of west Ranick Drive approximately 188 feet south of Dixon Avenue in an “Industrial District” known as 15 Ranick Drive West also known as SCTM# 101-4-1-33.
3. **Application of ANS Realty, LLC.** Applicant seeks a special exception to maintain the existing outdoor storage pursuant to Section 183-96 of the Village Code. Premises located on the north side of Sprague Avenue approximately 200 west of Albany Avenue in an “Industrial District” known as 56 Sprague Avenue also known as SCTM # 101-2-4-9.
4. **Application of Vincent Camarda.** Applicant seeks to reduce the required rear yard and exceed the permitted lot coverage pursuant to the addition of a proposed 16-foot by 19-foot one story sunroom to the existing one story one family dwelling pursuant to Sections 183-20 and 183-15 of the Village Code. Premises located on the west side of Grand Central Avenue approximately 550 feet south of Dewey Avenue in a “Residential A” District known as 325 Grand Central Avenue also known as SCTM# 101-14-1-18.
5. **Application of DJT Properties Group, LLC.** Applicant seeks a special exception to permit company storage behind building pursuant to Section 183-96 of the Village Code. Premised located on the south side of Mill Street 441 feet east of Albany Avenue in an “Industrial District” known as 35 Mill Street also known as SCTM# 101-4-1-42.
6. **Application of Sean Bird, RA as agent for Owner, Elia Hajjar.** Applicant seeks a special exception for a mixed-use dwelling associated with the change of use from office space to a single-bedroom apartment on the second floor of the existing commercial building pursuant to Section 183-81 A. (8) (b) of the Village Code. Premises located on the West side of Broadway approximately 51 ft North of Greene Ave in a B-1 Business District known as 188 Broadway a/k/a SCTM#101-5-2-16.1
7. **Application of Robert Paxton** as agent for Michael & Coleen Mehary. Applicant seeks a variance to increase the lot occupancy from 22.4 % to 24.93% in connection with the proposed addition of 796 sq. feet to the existing single-family dwelling pursuant to Section 183-15 of the Village Code. Premises located on the Southwest corner of the intersection of Weatherly Pl and Cooper Ave in an “A Residence District” known as 8 Weatherly Pl also known as SCTM#101-12-3-17.

**Village of Amityville  
Zoning Board of Appeals Agenda  
December 19, 2019**

- 8. Application of Robert Merrick.** Applicant seeks variances to increase the lot occupancy and extend an insufficient side yard setback in connection with the proposed front and rear additions with rear roof over patio pursuant to Sections 183-15 & 183-17 of the Village Code. Premises located on the west side of South Bayview Ave approximately 380 feet south of Perkins Ave in a “A Residence District” known as 83 South Bayview Ave also known SCTM#101-10-4-62.
- 9. Application of Edwards Batz.** Applicant seeks to renew a previously approved special exception for the conversion of a one-family dwelling to a two-family dwelling pursuant to Section 183-43C. (6) of the Village Code. Premises located on the east side of County Line Rd approximately 515 South of Oak Street in a “B Residence District known as 161 County Line Road also known as SCTM#101-5-35.