

**Zoning Board of Appeals
Minutes
March 18th, 2020
Zoom Video Call**

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

Other Attendee: Bryan Donato, Building Inspector
Tracey Gronbach, Secretary to the Board

Absent: Richard Ubert, Chairman

Meeting called to order at 7:03pm.

Vice Chairperson Cullen welcomed everyone to the March 18, 2021, meeting of the Zoning Board of Appeals. He introduced himself and the Board Members.

Vice Chairperson Cullen 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. She 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.

Vice Chairperson Cullen called for a motion to approve the minutes as edited from the February 25th meeting.

Mr. Smith made a motion to approve the February minutes which was seconded by Mr. Ordon.

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

Motion carried: 5 ayes 0 nays

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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.

Vice Chairperson Cullen stated that application of Michael Schilling was originally heard on February 25th, 2021.

Findings:

- The Board was made aware that the applicant failed to properly notify the adjacent property owners as required by law and will require that the applicant to re-notify the property owners that the application will be reheard at the April 22, 2021 hearing.

Application of Maurice Baranes. Applicant seeks to renew a special exception for a parent-child residence pursuant to Section 183-9 C. (4) of the Village Code. Premises located on the West side of Ocean Ave approximately 151 ft South of South Ireland Pl in an A Residence District known as 127 Ocean a/k/a SCTM#101-9-10-13.

Maurice Baranes 127 Ocean Ave, NY, spoke on behalf of his application.

Findings:

- Mr. Baranes explained that he and his wife are senior citizens and need help living in the large house. Their daughter Brigitte Baranes as well as their adult granddaughter Melissa Ferreira Baranes live with them.
- There is adequate off-street parking for three cars.
- No one spoke for or against this application.

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

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

Motion carried: 5 ayes 0 nays

Stipulations:

1. This application is approved for three years or change of ownership, whichever comes first.
2. Applicant does not need 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 Sumkin Family LTD Partnership VI. Applicant to renew a use variance for the conversion of a non-conforming Single-Family Dwelling to a Two-Family Dwelling in accordance with sections 183-94 and 183-122 of the Village Code. Premises located on the North side of Maple Place approximately 300 ft East of Albany Ave in an Industrial District known as 20 Maple Place a/k/a SCTM#101-4-1-83.

Findings:

- Mr. Sumkin explained that the property is a non-owner occupied two-family.
- The first floor is two bedroom and one bath, the second floor has a one bedroom and one bath. There is a female in each unit, who both lived there five to ten years.
- The property has adequate off-street parking.
- No one spoke for or against this application.

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

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

Motion carried: 5 ayes 0 nays

Stipulations:

1. This application is approved for four 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 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.

Findings:

- Mr. Camarda originally sought to make the garage larger for an apartment above it and build an enclosed breezeway between the house and the garage connecting the two structures.
- Mr. Camarda amended drawings to address concerns raised by The Board and residents during the February 2021 meeting.
- The original drawing was a thirty-foot garage; new garage is twenty-foot seven inches. This makes this no longer a habitable space.

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- Mr. Camarda seeks to amending his original application of a two family or parent child relief. He seeks to make the garage wider, there only inches on the side when pulling cars in.
- The lot coverage change is de minimums.
- The ridge line of house is eighteen feet, the garage as revised is twenty feet seven inches.

A motion to approve this the amended application was made by Mr. Ordon and was seconded by Mr. Taylor.

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

Motion carried: 5 ayes 0 nays

Stipulations:

1. Applicant may not use the garage for habitable space.
2. Applicant must obtain Planning Board Approval.
3. Applicant must comply with plans submitted before The Board.
4. Applicant must obtain all proper building permits.
5. Applicant must abide by all applicable State, Village and Local Codes.

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

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

Motion carried: 5 ayes 0 nays

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Vice Chairperson Cullen adjourned the meeting at 7:52pm.

Respectfully submitted:

Catherine Murdock, Clerk/Treasurer