

**Village of Amityville
Zoning Board of Appeals
March 19, 2026**

Chairperson Tracey Cullen welcomed everyone to the March 19, 2026 meeting of the Amityville Zoning Board of Appeals at 7:00 P.M.

Members Present: Tracey Cullen, Chairperson
Eric Taylor, Vice Chairperson
Todd Brice, Member
Timothy McManus, Alternate Member
William Ordon, Member

Other Attendees: Patricia Benson, Secretary to the Board
Michael Breitweg, Building Inspector

Absent: Richard Ubert, Member

After introducing the Board, **Tracey Cullen**, 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. She 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.

Tracey Cullen 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.

Eric Taylor motioned to approve the February 26, 2026, Zoning Board of Appeals minutes, **William Ordon** seconded the motion.

Tracey Cullen did not vote as she was not present at the February meeting.

Vote on the Motion:	Eric Taylor, Vice Chairperson	aye
	Todd Brice	aye
	Timothy Mc Manus	aye
	William Ordon	aye

Motion carried: 4 ayes 0 nays 1 abstain

Application of James Schwartz. Applicant seeks a special exception to maintain a 6-foot vinyl fence pursuant to Section 183-139 A (3) of the Village of Amityville Code. Premises located on the North side of Sterling Place approximately 609 feet West of Broadway (Rt. 110) in a "Residential B" District known as 51 Sterling Place a/k/a SCTM# 101-3-1-22.3.

James Schwartz of **JAJ Realty** on behalf of **51 Sterling Place Amityville, NY** spoke on behalf of this application.

Findings:

- Applicant seeks to maintain a 6’ solid white PVC fence.
- Current homeowner has owned the home since December of 2024. The fence has been there for quite some time.
- There are several 6’ vinyl fences at surrounding homes. The neighbor to the east is commercial property.
- Ms. Cullen visited the property and stated that the fence is well maintained. Members of the Board also saw pictures of it from the Building Inspectors’ inspection.
- No one spoke for or against the application.

A Motion to approve the application was made by **Eric Taylor** and was seconded by **Todd Brice**.

Vote on the Motion:	Tracey Cullen, Chairperson	aye
	Vice Chairperson Taylor	aye
	Mr. Brice	aye
	Mr. McManus	aye
	Mr. Ordon	aye

Motion carried: 5 ayes 0 nays

Stipulations:

1. Applicant must conform with plans submitted.
2. Applicant must secure a fence permit.
3. The “good” side of the fence must be facing out.
4. Applicant must comply with all State, Village and Local codes.

Application of Michael Pellechia. Applicant seeks a special exception to maintain a 6-foot vinyl fence pursuant to Section 183-139 A (3) of the Village of Amityville Code. Premises located on the South side of Lombardi Place approximately 150 feet east of Bayview Avenue in a “Residential B” District known as 15 Lombardi Place a/k/a SCTM# 101-4-4-49.

Michael Pellechia of **15 Lombardi Place, Amityville, NY** spoke on behalf of the application.

Findings:

- Applicant has owned the home since 2000 and out up the fence years ago not knowing that he needed a permit.
- There are other 6’ fences in the area.
- Applicant has a 10-year-old son, no pets are in the home.
- Applicant intends to remove the pool in the backyard.
- Applicant states that he lives at the property, then clarified that he lives elsewhere. His wife and child live at the home.

- No one spoke for or against the application.

A motion to approve the application was made by **Todd Brice** and was seconded by **Eric Taylor**.

Vote on the Motion:	Chairperson Cullen	aye
	Vice Chairperson Taylor	aye
	Mr. Brice	aye
	Mr. McManus	aye
	Mr. Ordon	aye

Motion carried: 5 ayes 0 nays

Stipulations:

1. Applicant must conform with plans submitted.
2. Applicant must secure a fence permit.
3. The “good” side of the fence must be facing out.
4. Applicant must comply with all State, Village and Local codes.

Application of Horace Hill. Applicant seeks renewal of a previously approved special exception for a non-owner-occupied two-family dwelling pursuant to Section 183-43 C (6) of the Village of Amityville Code. Premises located on the South side of Locust Drive approximately 250 feet West of Broadway in a “Residential B” District known as 22 Locust Drive a/k/a SCTM#101-1-2-21.

Horace Hill of 121-39 235th Street Queens NY 11422 spoke on behalf of his application.

Findings:

- Applicant has owned the property since 1999 and has had a special exception for about 20 years.
- Upstairs there are three bedrooms, and one bathroom. Downstairs there are four bedrooms and two bathrooms. Each unit has its own kitchen.
- The Building Inspector visited the home and expressed concerns regarding “cycle maintenance”, which is basic maintenance including paint and upkeep.
- Applicant stated that he did some of the cycle maintenance issues and will be addressing them over the current rental cycle.
- **Katrina Conway of 92 Maple Drive, Amityville** asked if more than two families live in this home.
- Mr. Hill confirmed that this is a two-family home. A family of five lives upstairs with two adults and three children, there are three bedrooms, two bathrooms and a kitchen. A family of six consisting of four adults and two children live downstairs.
- There is adequate off-street parking for all adults.
- Mr. Breitweg does not believe more than two families live in this home.

A motion to approve this application was made by **William Ordon** and was seconded by **Todd Brice**.

Vote on the Motion: Chairperson Cullen ayes
Vice Chairperson Taylor aye
Mr. Brice aye
Mr. Mc Manus aye
Mr. Ordon aye

Motion carried: 5 ayes 0 nays

Stipulations:

1. Application is approved for the sooner of two years or change of ownership.
2. Applicant must complete all cycles maintenance and upkeep by the next rental renewal.
3. Applicant must adhere to all Village, State and Local Codes.

Application of Christine and Michael Danna. Applicants seek renewal of a previously approved 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 Street in a “Residential BB” District known as 193 South Ketcham Ave a/k/a SCTM# 101-11-1-8.

Christine and Michael Danna of 193 South Ketcham Avenue Amityville NY spoke on behalf of their application.

Findings:

- Applicants seek to renew a previously approved owner-occupied special exception.
- Upstairs there are two bedrooms, a living room, one bathroom and an eat in kitchen, Downstairs are three bedrooms, a living room, kitchen and one bathroom.
- Applicants have lived in the home for 30 years. They live downstairs and the tenant lives upstairs. The current tenant has been there for two years.
- There is adequate off-street parking.
- The Building Inspector has visited the property and has no concerns.
- No one spoke for or against the application.

A motion to approve this application was made by **Eric Taylor** and was seconded by **William Ordon**.

Vote on the Motion: Chairperson Cullen aye
Vice Chairperson Taylor aye
Mr. Brice aye
Mr. McManus aye
Mr. Ordon aye

Motion carried: 5 ayes 0 nays

Stipulations:

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

Application of Gustavo Moreira. Applicant seeks renewal of a previously approved Special Exception for an owner-occupied two-family dwelling pursuant to Section 183-43 C (6) of the Village Code. Premises located on the West side of Lake Street, approximately 419 feet North of Oak Street, in a "Residential B" District known as 38 Lake Street, a/k/a SCTM# 101-4-3-13.

Gustavo Moriera of 38 Lake Street Amityville spoke on behalf of his application.

Findings:

- Applicant seeks to renew a previously approved special exception for an owner-occupied two-family dwelling.
- Applicant has lived there for 4 years.
- The first floor has three bedrooms, and one bathroom. The second floor has two bedrooms, and one bathroom.
- The Building Inspector visited the property and found no issues.
- There is adequate off-street parking.
- No one spoke for or against the application.

A motion to approve this application was made by **Timothy McManus** and was seconded by **Todd Brice**.

Vote on the Motion:	Chairperson Cullen	aye
	Vice Chairperson Taylor	aye
	Mr. Brice	aye
	Mr. McManus	aye
	Mr. Ordon	aye

Motion carried: 5 ayes 0 nays

Stipulations:

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

Application of Kelly Bennett on behalf of VC Property Group, LLC. Applicant seeks a Special Exception for the outdoor storage of business-related materials and commercial vehicles pursuant to Section 183-82 of the Village of Amityville Code. Premises located on the West side

of Broadway (Route 110) approximately 145 feet North of Maple Drive in a “B-2 Business” District known as 566 Broadway a/k/a SCTM# 101-1-1-23.

Kelly Bennett of 1257 Udall Road Bay Shore NY spoke on behalf of this application.

Findings:

- Applicant seeks a special exception for the outdoor storage of business-related materials and commercial vehicles.
- Applicant just bought the property. It has been vacant for many years.
- The property would be a warehouse for Royal Tents, a tent rental company, also renting dance floors, staging, chairs, lighting etc. This is not a showroom. No customers would be coming to the site.
- The business is closed from January through March due to weather.
- There are 2-12 employees depending on the season, but generally it is 2 people.
- It is typically closed on weekends, other than brief loading on a Saturday morning. If there is a weekend event.
- There would be two vehicles, both registered to the business or its owners.
- The outdoor storage would be long aluminum poles on outdoor racks. The poles would be stored no higher than the building
- The applicant would be following prior Planning Board stipulations.
- There was discussion about a 20 ft chain linked fence open corral area that would have to have its own application at a later date.
- Applicant asked questions about vinyl coverings on the windows, applicant was referred to the Building Department for guidance in that area.
- **Joanne Fisk of 29 Maple Drive Amityville** stated that she can see the property from her home. She is happy the property is getting cleaned up. She asked questions about the buffer zone and landscaping. Ms. Cullen and Mr. Ordon explained that it would be the purview of the Planning Board. There is an existing site plan that was approved for a prior project. Mr. Breitweg explained that this application does not require fresh Planning Board approval. She is for the application.
- **Katrina Conway of 92 Maple Drive Amityville** is happy that the property is getting fixed up. She had a number of questions and concerns. She asked about lighting, surveillance cameras, the curb cut and what would go in a vacant area of the property. She is concerned because graffiti has been done there. She is also concerned about the property looking like a junkyard, and if there was a bad storm that materials would fly away. Lastly, she wanted to know if a traffic study had been done. Ms. Cullen explained that a traffic study would not be needed. Ms. Conway asked about fencing, as of now there is no proposed fencing.
- **Joan Donnison of 150 South Ketcham Avenue Amityville** is pleased the building is being utilized in a way that is appropriate for the spot. She is disappointed that we don't have a visual of the property and that this doesn't have to go back to the Planning Board. Mr. Breitweg stated that other parts have been started, i.e. expensive drainage in the parking lot. The job was started and abandoned, but it is a conforming usage and consistent with how other abandoned projects with Planning Board approval have been handled. She also asked questions about the size of the vehicle. The trucks are regular commercial box trucks.

- **Rudy B. of 92 Maple Drive Amityville** asked about how much activity would be coming in and out of the lot with customer traffic. Ms. Cullen explained that this is a warehouse, not a showroom and there will be no customers. He expressed concerns about children coming to and from school. Mr. Taylor explained that this is a permitted business use. Ms. Bennett explained that loading is generally on at the beginning and end of the day.
- **Joanne Fisk 29 Maple Drive Amityville** asked about height of the poles. It was explained to her by Mr. Ordon that they are 30 ft long but are collapsible.

A motion to approve this application was made by **Eric Taylor** and was seconded by **Todd Brice**.

Vote on the Motion:	Chairperson Cullen	aye
	Vice Chairperson Taylor	aye
	Mr. Brice	aye
	Mr. McManus	aye
	Mr. Ordon	aye

Motion carried: 5 ayes 0 nays

Stipulations:

1. No fencing may be put around the items stored outdoors without separate approval from the appropriate body.
2. Applicant must comply with plans submitted.
3. Vehicles must be registered and insured.
4. Applicant must comply with all previous Planning Board requirements and stipulations.
5. Applicant must comply with all Village, State and Local Codes.

Application of Mark Anthony Ministeri on behalf of Patrick Russo. Applicant seeks a Use Variance to maintain a two-family dwelling pursuant to Section 183-9 of the Village of Amityville Code. Premises located on the West side of Ocean Avenue approximately 135 feet North of Bourdette Place in a “Residential A” District known as 292 Ocean Avenue a/k/a SCTM# 101-11-12-24.

Ashley Love Chianese of Mark Anthony Architecture 1563 Bellmore Avenue Bellmore, NY spoke on behalf of this application.

Findings:

- Applicant seeks a use variance to maintain a two-family home.
- Home had been previously used as a mother daughter property. Erik Gallo seeks to buy the home from Mr. Russo. Mr. Russo may have had a two-family rental permit at a point in time and thought that he could have a two-family home. A prior Building Inspector apparently issued a two-family rental permit in a dwelling that has a Certificate of Occupancy for one family.
- The home is large, applicant stated that it can hold two families.
- Applicant stated that the hardship is not self-created, was not created by current owner who has owned the home for over 20 years.

- Applicant stated that there are other two-family units within one mile of the home.
- Applicant stated that the home is currently owner occupied. If it sells it will also remain owner occupied.
- **Joan Donnison of 150 South Ketcham Avenue, Amityville NY** asked by this is a Use Variance and not a Special Exception. Mr. Taylor and Mr. Ordon explained that this Board cannot grant a Use Variance following the change of code by the Board of Trustees about seven years ago.

A motion to close the hearing and reserve decision was made by **Eric Taylor** and was seconded by **William Ordon**.

Vote on the Motion:	Chairperson Cullen	aye
	Vice Chairperson Taylor	aye
	Mr. Brice	aye
	Mr. McManus	aye
	Mr. Ordon	aye

Motion carried: 5 ayes 0 nays

Application of Ulises Molina. Applicant seeks a variance to expand on the pre-existing non-conforming side yard setback where 12 feet is required, and 8.1 feet exists pursuant to Section 183-51 of the Village of Amityville Code. Premises located on the South side of Union Avenue approximately 308 feet West of Bayview Avenue in a “Residential B” District known as 147 Union Avenue a/k/a SCTM# 101-6-1-31.

Ulises Molina of 6 Silverpine Drive Medford NY spoke on behalf of this application.

Findings:

- Applicant seeks a variance to expand on a pre-existing non-conforming side yard setback. A twelve-foot setback is required; there is only 8.1’.
- It is a one family home; they are evening out the second floor making it a full two-story home.
- They are not exceeding the bounds of the existing footprint of the home.
- **Joan Auperlee of 150 Union Avenue Amityville, NY** lives directly across the street. She asked if the home would be more than one family living there. As stated, it is a one kitchen home and would remain a one family home.
- **Andy Powell of 83 Forrest Place Amityville, NY** is a trustee of 143 Union Avenue Amityville, NY. 143 Union Avenue and 147 Union Avenue share a driveway. He asked for the definition of adequate off-street parking. He expressed concern about where the vehicles would be parked. The applicant stated that the driveway will be extended and be able to fit vehicles beyond the shared portion of the driveway.

A motion to approve this application was made by **Eric Taylor** and was seconded by **Timothy McManus**.

Vote on the Motion:	Chairperson Cullen	aye
	Vice Chairperson Taylor	aye
	Mr. Brice	aye
	Mr. McManus	aye
	Mr. Ordon	aye

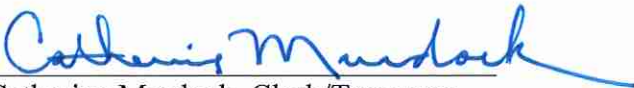
Motion carried: 5 ayes 0 nays

Stipulations:

1. Applicant must conform with plans submitted.
2. May not be used as a two-family home.
3. Applicant must obtain a building permit.
4. Applicant must comply with all Village, State and Local Codes.

William Ordon adjourned the meeting at 8:19 PM.

Respectfully submitted:



Catherine Murdock, Clerk/Treasurer