

**Village of Amityville
Zoning Board of Appeals
January 22, 2026**

Chairperson Tracey Cullen welcomed everyone to the January 22, 2026, meeting of the Amityville Zoning Board of Appeals at 7:01 P.M.

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

Absent: Richard Ubert, Member

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

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 December 18, 2025, Zoning Board of Appeals minutes, **William Ordon** seconded the motion.

Vote on the Motion:	Tracey Cullen, Chairperson	aye
	Eric Taylor, Vice Chairperson	aye
	Todd Brice	aye
	Timothy McManus	aye
	William Ordon	aye

Motion carried: 5 ayes 0 nays

Application of Timothy Eyring. Applicant seeks a variance to maintain a 6-foot vinyl fence pursuant to Section 183-139 A (3) of the village of Amityville code. Premises located on the East side of County Line Road approximately 353 feet North of Cedar Street in a “Residential B” District known as 133 County Line Road a/k/a SCTM# 101-5-4-30.

Timothy Eyring of 133 County Line Road Amityville, NY spoke on behalf of his application.

Findings:

- Applicant purchased the home five months ago; he began installing a white 6-foot PVC fence not knowing he needed approval and a permit to do so.
- There are other six-foot fences in the area.
- Applicant owns a dog and would like to ensure that the dog doesn't get out of the yard.
- No one spoke for or against the application.

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. 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 Rosa Zaino. Applicant seeks a variance for the outside storage of commercial vehicles pursuant to section 183-82 of the Village Code. Premises located on the west side of Broadway approximately 98 feet South of Washington Avenue in a "B-2 Business" District known as 474 Broadway a/k/a SCTM# 101-2-1-42.

Vincenzo Zaino of 474 Broadway Amityville, NY spoke on behalf of his application.

Findings:

- Applicant owns a landscaping company and would like to park two commercial trucks and two trailers on the property.
- Trucks go out around 7:30- 8:00 am and come back around 5:00 PM. They work Monday through Friday and some Saturdays.
- The vehicles are licensed and insured.
- No hazardous materials are stored in vehicles.
- 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: 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 is approved for the sooner of 4 years or change of ownership.
2. Vehicles must be registered and insured, owned by applicant or his business.
3. Applicant must adhere to all Village, State and Local codes.

Application of Kelly Bennett on behalf of 34 Maple PI LLC. Applicants seek multiple variances associated with the proposed construction of a detached two car garage. Variance 1 is to erect a building on a lot with an area of less than 12,500 sf pursuant to Section 183-98 of the Village of Amityville Code. Variance 2 is to erect a building on a lot with a frontage that is less than 75 feet pursuant to Section 183-99 of the Village of Amityville Code. Variance 3 is to reduce the required rear yard setback from 25 feet to 5 feet pursuant to Section 183-104 of the Village of Amityville code. Premises located on the North side of Maple Place approximately 362 feet East of Albany Avenue in an “Industrial” District known as 34 Maple Place a/k/a SCTM# 101-4-1-87.

Kelly Bennett spoke on behalf of **34 Maple PI LLC, Amityville, NY**

Findings:

- Applicant would like to demolish an existing detached garage and construct a detached two car garage.
- Applicant would like to store two cars and have storage in the garage.
- Applicant needs a lot size variance, front yard setback and rear yard setback variances. All are pre-existing non-conforming as there was already a structure on the land.
- At the hearing, applicant sought to move where on the premises the proposed structure would sit, moving the exact same proposed structure, to the west side of the property. The garage would now be closer to the driveway. It will now abut residential rather than an industrial neighbor.
- Mr. Taylor expressed concern about the interior staircase in the structure. Applicant is willing to remove the interior staircase and put a drop-down staircase in.
- The home is a legal non owner-occupied rental. The owner of the home also owns the property to the east.
- There will be no habitable space and no plumbing.
- Applicant was made aware that the height inside the garage needs to be called out in the plans and would like to see drawings with the staircase removed as well as height of the second level in the garage.

A motion to adjourn the application was made by **Todd Brice** and was seconded by **William Ordon**.

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

Motion carried: 5 ayes 0 nays

Next a letter was read that was submitted by **J. Bradford Kenealy, Esq 553 Broadway, Massapequa, NY** on behalf of his client Vito Pampalone owner of 33 Sterling Place Amityville, requesting a six-month extension on a Zoning Board approval (June 2025) the extension is needed to complete obtaining plans.

Findings:

- The owner requested a six-month extension via letter, the certification expires on January 24, 2026.
- Ken Jacobs, The Village's Code Enforcement Officer, stated that the home had people living in it without a rental permit. It then became vacant and is not listed on the Vacant Home Registry. There are at least two trailers on the lot, without permission from the Zoning Board of Appeals and proper permits. The lot is full of trash and debris. When the home was occupied, there was an illegal occupancy on the third floor as well as single room occupancies throughout the house. The applicant has an upcoming court date regarding issues at the house.
- Applicant was required by this Board to apply to the Planning Board and has failed to submit an application or appear before them.
- Mr. Brice stated that no one came to argue a valid reason for the extension. Mr. Brice stated that the applicant has not taken steps to begin the process. Ms. Cullen stated that she has concerns that he has flagrantly violated numerous Village Codes. For these reasons the Zoning Board of Appeals denied the owner's request for an extension.

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

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

Motion carried: 5 ayes 0 nays

William Ordon adjourned the meeting at 8:20 PM.

Respectfully submitted:



Catherine Murdock, Clerk/Treasurer