



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULARLY SCHEDULED PUBLIC MEETING
MONDAY April 17, 2023
7:00 PM

The Board may take formal action on any agenda matter and such other matters to the extent known. The public is invited to attend.

1. ROLL CALL

2. APPLICATIONS TO BE CONSIDERED:

ZB 22-17 JOSEPH FUGNITTI
346 MacArthur Avenue

Block: 387 Lot: 9
Zone: R-3

Applicant is seeking bulk variance relief for post-construction of a driveway expansion.

ZB 22-40 3 T's Real Estate, LLC
71 Fourth Avenue

Block: 277 Lot:17
Zone: R-4

Applicant seeks a Certificate of Nonconformity for two existing residential units in a single-family zone district.

ZB 22-34 GREENSTREICH, LLC
16 Myrtle Avenue

Block: 238 Lot: 13
Zone: R-4

Applicant is seeking a Certificate of Nonconformity for two existing residential units in a single-family zone district.

ZB 23-1 Taylor Brady
16 Catherine Street

Block: 463 Lot: 19
Zone: R-3

Applicant seeks approval to construct a single-family dwelling on a nonconforming lot. Requesting relief for three stories where 2 ½ stories are permitted and relief for dwelling mechanicals where a minimum of 10' side yard setback is required and the applicant is requesting 7'.

ZB 22-32 VIRGINIA HOFFMAN
415 Broadway

Block: 265 Lot: 7
Zone:C-2

Applicant is seeking a minor site plan approval along with a D (1) use variance and bulk variance relief to convert the funeral home portion of the building into an office use. Aside from the interior renovations needed, Applicant proposes to reconfigure exterior access to the dwelling unit and add a second-floor covered landing to create separation between the office use and the dwelling unit. As well as, restripe and formalize the parking lot and related site improvements.



3. RESOLUTIONS

ZB 22-24 LUGOS & LUCAS
20 Jackson Street

Block: 243, Lot: 9
Zone: R-4

ZB 22-41 Avagliano Realty, LLC
270 Liberty Street

Block: 376, Lot: 24
Zone: R-4

ZB 22-30 ALAN ESSES
231 Cottage Avenue

Block: 75 Lot: 8
Zone: R-2

ZB 23-2 PAUL CARUSO
612-614 Conover Place

Block: 240 Lot: 7
Zone: R-4

ZB 22-15 RANDALL HEINZMAN
103, 105 & 107 West End

Block: 131 Lots: 15, 17 & 19
Zone: R-4

ZB 22-22 MARTIZA DEJUNCO
3 Howland Avenue

Block: 135 Lot: 10.01
Zone: R-4

4. MINUTES

March 27, 2023 Regularly Scheduled Meeting

5. ADMINSTRATIVE

ZB 22-36 Double J Joline Tires, LLC
304 Joline Avenue

Block 320 Lot 11
Zone: R-5

Applicant is requesting Board review of condition #7, where no entity is responding to requests for approval to install the proposed mirrors on subject utility pole.

6. ADJOURN