

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF *January 23, 2024*

CASE NO.

FACTS

MOTION MADE BY:

Case No. M/D 1-96

Jorge Hernandez, 233 Hendrickson Avenue, Valley Stream, New York

KENNETH BOND, CHAIRMAN _____

Re: 233 Hendrickson Avenue, Valley Stream, New York

SALVATORE PIZZOLO _____

Application pursuant to Chapter 99, Article XXI, Section 99-2101 of the Code of the Village of Valley Stream for a three-year extension of time to an existing Mother/ Daughter Special Use Permit.

GERARD FRUSCI _____

EDWARD DELUCIE _____

The subject premises is located on the northeast corner of Hendrickson Avenue formed by the intersection of Grant Drive West and Hendrickson Avenue known as No. 233 Hendrickson Avenue, Valley Stream, New York.

PETER PANZARINO _____

ALTERNATES: _____

KENNETH BOND, CHAIRMAN _____

SALVATORE PIZZOLO _____

GERARD FRUSCI _____

EDWARD DELUCIE _____

PETER PANZARINO _____

ALTERNATES: _____

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF JANUARY 23, 2024

CASE NO.

FACTS

MOTION MADE BY:

Case No. M/D 1-17

Marisol Cortes Silva, 289 Emerson Place, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 289 Emerson Place, Valley Stream, New York

SALVATORE PIZZOLO

Application pursuant to Chapter 99, Article XXI, Section 99-2101 of the Code of the Village of Valley Stream for a three-year extension of time to an existing Mother/ Daughter Special Use Permit.

GERARD FRUSCI

EDWARD DELUCIE

The subject premises is located on the east side of Emerson Place, 60.66' south of the corner formed by the intersection of Webster Street and Emerson Place known as No. 289 Emerson Place, Valley Stream, New York.

PETER PANZARINO

ALTERNATES:

Case No. M/D 7-02

Premmatie Rambarran, 4 Henry Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN

SALVATORE PIZZOLO

GERARD FRUSCI

Re: 4 Henry Street, Valley Stream, New York

EDWARD DELUCIE

Application pursuant to Chapter 99, Article XXI, Section 99-2101 of the Code of the Village of Valley Stream for a three-year extension of time to an existing Mother/ Daughter Special Use Permit.

PETER PANZARINO

ALTERNATES:

The subject premises is located on the west side of Henry Street, 87.03' north of the corner formed by the intersection of Hendrickson Avenue and Henry Street known as No. 4 Henry Street, Valley Stream, New York.

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF JANUARY 23, 2024

CASE NO.

Case No. M/D 8-02

Rafaela & Hugo Santana, 66 West End Avenue, Valley Stream, New York

Re: 66 West End Avenue, Valley Stream, New York

Application pursuant to Chapter 99, Article XXI, Section 99-2101 of the Code of the Village of Valley Stream for a three-year extension of time to an existing Mother/ Daughter Special Use Permit.

The subject premises is located on the west side of West End Avenue, 672' south of the corner formed by the intersection of West Merrick Road and West End Avenue known as No. 66 West End Avenue, Valley Stream, New York.

FACTS

MOTION MADE BY:

KENNETH BOND, CHAIRMAN

SALVATORE PIZZOLO

GERARD FRUSCI

EDWARD DELUCIE

PETER PANZARINO

ALTERNATES:

KENNETH BOND, CHAIRMAN

SALVATORE PIZZOLO

GERARD FRUSCI

EDWARD DELUCIE

PETER PANZARINO

ALTERNATES:

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF January 23, 2024

CASE NO.

FACTS

MOTION MADE BY:

Case No. 4188

Krishna Seepersad, 115 East Maujer Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: **115 East Maujer Street, Valley Stream, New York**

SALVATORE PIZZOLO

Application for a Variation from Section 99-1802.D of the Code of the Village of Valley Stream to erect a fence.

GERARD FRUSCI

Section 99-1802.D of the Code of the Village of Valley Stream requires a corner lot to comply with fence regulations for front yard areas on each property line and yard which is adjacent to a street not to exceed 3 feet in height; whereas, proposed fence is 4 feet and 5 feet in height. Fences not exceeding 4 feet in height shall be permitted along all other lot lines and yard areas; whereas, proposed fence is 5 feet in height.

EDWARD DELUCIE

The subject premises is located on the northwest corner of East Maujer Street formed by the intersection of Albermarle Avenue and East Maujer Street known as No. 115 East Maujer Street, Valley Stream, New York.

PETER PANZARINO

ALTERNATES:

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF *January 23, 2024*

CASE NO.

FACTS

MOTION MADE BY:

Case No. 4191

Mercy Cuzo, 2 Drew Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 2 Drew Street, Valley Stream, New York

SALVATORE PIZZOLO

Application for a Variation from Section 99-1906 of the Code of the Village of Valley Stream to install an above ground pool.

GERARD FRUSCI

EDWARD DELUCIE

Section 99- 1906 of the Code of the Village of Valley Stream requires all swimming pools shall be installed in the rear yard of the premises unless otherwise approved by the Board of Appeals.

PETER PANZARINO

ALTERNATES:

The subject premises is located on the southwest corner Drew Street formed by the intersection of Pershing Avenue and Drew Street known as No. 2 Drew Street, Valley Stream, New York.

Case No. 4192

Mercy Cuzo, 2 Drew Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 2 Drew Street, Valley Stream, New York

SALVATORE PIZZOLO

Application for a Variation from Section 99-1802.D of the Code of the Village of Valley Stream to erect a fence.

GERARD FRUSCI

EDWARD DELUCIE

Section 99-1802.D of the Code of the Village of Valley Stream requires fences on a corner lot, excepting front yard areas, not to exceed 4 feet in height; whereas, proposed fence is 6 feet in height.

PETER PANZARINO

ALTERNATES:

The subject premises is located on the southwest corner Drew Street formed by the intersection of Pershing Avenue and Drew Street known as No. 2 Drew Street, Valley Stream, New York.

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF *January 23, 2024*

CASE NO.

FACTS

MOTION MADE BY:

Case No. 4193

Franceen Spadaccino, 62 East Melrose Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN _____

Re: 62 East Melrose Street, Valley Stream, New York

SALVATORE PIZZOLO _____

Application for a Variation from Section 99-1802.B of the Code of the Village of Valley Stream to erect a fence.

GERARD FRUSCI _____

EDWARD DELUCIE _____

Section 99- 1802.B of the Code of the Village of Valley Stream requires side yard fences not to exceed 4 feet in height; whereas, proposed fence is 6 feet in height.

PETER PANZARINO _____

ALTERNATES: _____

The subject premises is located on the south side of East Melrose Street, 100' west of the corner formed by the intersection of North Cottage Street and East Melrose Street known as No. 62 East Melrose Street, Valley Stream, New York.

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF January 28, 2024

CASE NO.

Case No. 4195

Howard Schieren, 307 Leesville Street, The Villages, Florida

FACTS

MOTION MADE BY:

KENNETH BOND, CHAIRMAN

Re: **135 East Maujer Street, Valley Stream, New York**

SALVATORE PIZZOLO

Application for a Variation from Section 99-902.A.4, Section 99-902.A.5, Section 99-904, Section 99-1502.B and Section 99-2205 of the Code of the Village of Valley Stream to construct a 2 story single- family dwelling with attic and associated driveway.

GERARD FRUSCI

EDWARD DELUCIE

PETER PANZARINO

ALTERNATES:

Section 99-902.A.4 of the Code of the Village of Valley Stream requires a maximum floor area ratio of 0.5; whereas, proposed floor area ratio is 0.51.

Section 99-902.A.5 of the Code of the Village of Valley Stream requires a minimum open space ratio of 150%; whereas, proposed open space ratio is 148.37%.

Section 99-904 of the Code of the Village of Valley Stream requires dwellings to have a minimum front yard setback of 25 feet; whereas, proposed front yard setback of dwelling is 20 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires porches to not encroach more than 6 feet into the required front yard setback; whereas, proposed front porch encroaches 6.5 feet into the required front yard setback.

Section 99-2205 of the Code of the Village of Valley Stream requires ingress and egress to/from off-street parking spaces to be designed to cause the least amount of impact on the vehicular and pedestrian traffic on the adjacent streets and sidewalks. Proposed configuration of vehicle driveway and associated curb-depression have the potential to require excessive vehicle maneuvering on/off site for ingress and egress, and, have potential negative impact of the adjacent streets and sidewalks.

KENNETH BOND, CHAIRMAN

The subject premises is located on the north side of East Maujer Street, 79.54' west of the corner formed by the intersection of Emerson Place and East Maujer Street known as No. 135 East Maujer Street, Valley Stream, New York.

SALVATORE PIZZOLO

GERARD FRUSCI

EDWARD DELUCIE

PETER PANZARINO

ALTERNATES:

Case No. 4196

Howard Schieren, 307 Leesville Street, The Villages, Florida

Re: **135 East Maujer Street, Valley Stream, New York**

Application for Final Site Development Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream.

The subject premises is located on the north side of East Maujer Street, 79.54' west of the corner formed by the intersection of Emerson Place and East Maujer Street known as No. 135 East Maujer Street, Valley Stream, New York.

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF JANUARY 23, 2024

CASE NO.

FACTS

MOTION MADE BY:

Case No. 4197

KENNETH BOND, CHAIRMAN

L.I. Assets LLC, Igor Ilyabayev, 82-46 214th Street, Hollis Hills, New York

SALVATORE PIZZOLO

Re: 125 North Central Avenue, Valley Stream, New York

GERARD FRUSCI

Application for a Variation from Section 99- 1204.b.2.a of the Code of the Village of Valley Stream to maintain a constructed exterior stairway, as part of an application to construct interior alterations and renovate existing parking lot.

EDWARD DELUCIE

PETER PANZARINO

Section 99-1204.b.2.a of the Code of the Village of Valley Stream requires accessory structures to have a minimum rear/side yard setback of 10 feet when property line is located on a zoning district boundary line; whereas, proposed exterior stairway has a rear/side yard setback of 3.25 feet, and 8.5 feet at the property line which separates zoning districts: "C-1" and "R-1".

ALTERNATES:

The subject premise is located on the northeast Corner of North Central Avenue formed by the interaction of Sapir Street and North Central Avenue known as No. 125 North Central Avenue, Valley Stream, New York.

Case No. 4198

KENNETH BOND, CHAIRMAN

L.I. Assets LLC, Igor Ilyabayev, 82-46 214th Street, Hollis Hills, New York

SALVATORE PIZZOLO

Re: 125 North Central Avenue, Valley Stream, New York

GERARD FRUSCI

Application for Final Site Development Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream.

EDWARD DELUCIE

PETER PANZARINO

The subject premise is located on the northeast Corner of North Central Avenue formed by the interaction of Sapir Street and North Central Avenue known as No. 125 North Central Avenue, Valley Stream, New York.

ALTERNATES:

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF JANUARY 23 2024

CASE NO.

Case No. 4202

Elias Properties, 500 North Broadway, Valley Stream, New York

Re: 170-198 West Merrick Road, Valley Stream, New York

Application for a Variation from Section 99- 2202.C of the Code of the Village of Valley Stream to resurface and restripe parking lot and construct handicap accessible ramps.

Section 99-2202.C of the Code of the Village of Valley Stream requires lots that are altered to comply with the off-street parking requirements of this chapter. Existing principal building configuration and uses therein require 131 off-street parking spaces be provided; however, previously approved site plan by the Building Department and Board of Appeals waiver of Final Site Development Plan approved 66 off-street parking spaces being provided; whereas, only 64 off-street parking spaces are proposed.

FACTS

MOTION MADE BY:

KENNETH BOND, CHAIRMAN _____

SALVATORE PIZZOLO _____

GERARD FRUSCI _____

EDWARD DELUCIE _____

PETER PANZARINO _____

ALTERNATES: _____

Case No. 4203

Elias Properties, 500 North Broadway, Valley Stream, New York

Re: 170-198 West Merrick Road, Valley Stream, New York

Application for Final Site Development Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream.

The subject premises is located on the south side of West Merrick Road formed by the intersections of Payan Avenue and Ballard Avenue known as No. 170-198 West Merrick Road, Valley Stream, New York.

KENNETH BOND, CHAIRMAN _____

SALVATORE PIZZOLO _____

GERARD FRUSCI _____

EDWARD DELUCIE _____

PETER PANZARINO _____

ALTERNATES: _____