

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF FEBRUARY 20 2024

CASE NO.

FACTS

Case No. M/D 2-97

MOTION MADE BY:

Sherry Soto, 81 Carl Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 81 Carl Street, Valley Stream, New York

SALVATORE PIZZOLO

Application pursuant to Ch. 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 west side of Carl Street, 207.81' south of the corner formed by the intersection of Dogwood Road and Carl Street known as No. 81 Carl Street, Valley Stream, New York.

PETER PANZARINO

ALTERNATES:



Case No. M/D 14-05

Julia Acevedo, 130 East Melrose Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 130 East Melrose Street, Valley Stream, New York

SALVATORE PIZZOLO

GERARD FRUSCI

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.

EDWARD DELUCIE

The subject premises is located on the north side of East Melrose Street, 153.84' east of the corner formed by the intersection of Emerson Place and East Melrose Street known as No. 130 East Melrose Street, Valley Stream, New York.

PETER PANZARINO

ALTERNATES:

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF FEBRUARY 20 2024

CASE NO.

FACTS

MOTION MADE BY:

Case No. M/D 1-03

Elizabeth Munoz, 101 Bucknell Road, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 101 Bucknell Road, 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 Bucknell Road, 40' north of the corner formed by the intersection of West Valley Stream Blvd. and Bucknell Road known as No. 101 Bucknell Road, Valley Stream, New York.

PETER PANZARINO

ALTERNATES:

Case No. M/D 17-05

Yoldie Francois, 44 Spring Garden Street, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 44 Spring Garden Street, 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 south side of Spring Garden Street, 98.32' west of the corner formed by the intersection of Arlington Avenue and Spring Garden Street known as No. 44 Spring Garden Street, Valley Stream, New York.

PETER PANZARINO

ALTERNATES:

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF FEBRUARY 2024

CASE NO.

Case No. 4201

FACTS

MOTION MADE BY:

Fabio Garcia, 422 Rockaway Parkway, Valley Stream, New York

KENNETH BOND, CHAIRMAN

Re: 422 Rockaway Parkway, Valley Stream, New York

SALVATORE PIZZOLO

Application for a Variation from Section 99- 1802.E of the Code of the Village of Valley Stream to erect a 6’ fence.

GERARD FRUSCI

Section 99- 1802.E of the Code of the Village of Valley Stream requires a through lot to comply with fence regulations for front yard areas for each yard of the lot which is adjacent to the street not to exceed 3’ in height; whereas, proposed fence is 6’ in height. Fences not exceeding 4’ in height shall be permitted along all other lot lines and yard areas; whereas, proposed fence is 6’ in height

EDWARD DELUCIE

PETER PANZARINO

ALTERNATES:

The subject premises is located on the west side of Rockaway Parkway, 82.75’ south of the corner formed by the intersection of Morris Parkway and Rockaway Parkway known as No. 422 Rockaway Parkway, Valley Stream, New York.

Case No. 4205

Reuben Mindali, 35 Martens Avenue, Valley Stream, New York

Re: 35 Martens Avenue, Valley Stream, New York

Application for a Variation from Section 99-904.A, Section 99-904.B.1.a, Section 99-904.B.1.b and Section 99-1502.B of the Code of the Village of Valley Stream to construct a 2nd story addition with a front portico.

KENNETH BOND, CHAIRMAN

Section 99-904.A 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 2nd story addition is 20.08 feet.

SALVATORE PIZZOLO

GERARD FRUSCI

Section 99-904.B.1.a of the Code of the Village of Valley Stream requires dwellings to have a minimum side yard setback not less than 10% of the lot width - when lot is less than 50 feet wide. Existing lot width is 40 feet; therefore, the minimum side yard setback of dwelling shall be 4 feet; whereas, proposed side yard setback of 2nd story addition is 3.95 feet at West side property line.

EDWARD DELUCIE

PETER PANZARINO

ALTERNATES:

Section 99-904.B.1.b of the Code of the Village of Valley Stream requires a minimum aggregate width of both side yard setbacks of 15 feet; whereas, proposed aggregate width of both side yard setbacks of 2nd story addition is 12.33 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires porticos to not encroach more than 6 feet into the required front yard setback; whereas, proposed portico encroaches 7.9 feet into the required front yard setback.

The subject premises is located on the north side of Martens Avenue, 300.62’ west of the corner formed by the intersection of Benedict Avenue and Martens Avenue known as No. 35 Martens Avenue, Valley Stream, New York.

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF *February 20, 2024*

CASE NO.

Case No. 4188

FACTS

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

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

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

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.

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.

MOTION MADE BY:

KENNETH BOND, CHAIRMAN _____

SALVATORE PIZZOLO _____

GERARD FRUSCI _____

EDWARD DELUCIE _____

PETER PANZARINO _____

ALTERNATES: _____

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF February 20, 2024

CASE NO.

FACTS

MOTION MADE BY:

Case No. 4197

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

KENNETH BOND, CHAIRMAN

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

SALVATORE PIZZOLO

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.

GERARD FRUSCI

EDWARD DELUCIE

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".

PETER PANZARINO

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

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

KENNETH BOND, CHAIRMAN

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

SALVATORE PIZZOLO

GERARD FRUSCI

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

EDWARD DELUCIE

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.

PETER PANZARINO

ALTERNATES:

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF FEBRUARY 20, 2024

CASE NO. (

Case 3852/ 3852

FACTS

MOTION MADE BY:

Vincent Belluccia, 180 Lefferts Road, Woodmere, New York

KENNETH BOND, CHAIRMAN

Re: 950 Rockaway Avenue, Valley Stream, New York

SALVATORE PIZZOLO

Correspondence received from owner requesting an extension of time to obtain a building permit.

GERARD FRUSCI

EDWARD DELUCIE

PETER PANZARINO

ALTERNATES:

Case No. 4152/ 4153

Rayyan Gardens LLC, 156 North Central Avenue, Valley Stream, New York

KENNETH BOND, CHAIRMAN

SALVATORE PIZZOLO

GERARD FRUSCI

Re: 156 North Central Avenue, Valley Stream, New York

EDWARD DELUCIE

Correspondence received from attorney requesting an extension of time to obtain a building permit.

PETER PANZARINO

ALTERNATES:

FORMAT

BOARD OF ZONING AND APPEALS

MEETING OF FEBRUARY 20, 2024

CASE NO.

Case No. 4158/ 4159

FACTS

BRFI Valley Stream LLC, 1611 San Vicente Blvd. Suite 900, Los Angeles, California

Re: 330 West Sunrise Highway, Valley Stream, New York

Correspondence received from attorney requesting an extension of time to obtain a building permit.

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: _____