

Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142

MINUTES OF THE BOARD OF APPEALS
March 15, 2022

Case No. 4051

Sidra Rafquat, 56 Sloan Drive North, Valley Stream, New York

Re: 56 Sloan Drive North, Valley Stream, New York

Application for a Variation from Section 99-1502.B and Section 99-2205.B.2 of the Code of the Village of Valley Stream to maintain expansion of existing driveway, and accessory brick/ paver patio and walkway surfaces in front yard.

Section 99-1502.B of the Code of the Village of Valley Stream requires accessory patio surfaces to not encroach more than 6 feet into the required front yard setback; whereas, proposed accessory brick/ paver patio/ walkway surfaces encroaches 12 feet into the required front yard setback.

Section 99-2205.B.2 of the Code of the Village of Valley Stream requires no vehicle to be parked in the required front yard setback; whereas, proposed accessory concrete parking area is located within the required front yard setback, easterly to existing dwelling.

The subject premises is located on the north side of Sloan Drive North, 369.55' east of the corner formed by the intersection of East Avenue and Sloan Drive North known as No. 56 Sloan Drive North, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II ACTION UNDER THE MEANING OF SEQRA WHICH IS HEREBY DETERMINED NOT TO HAVE SIGNIFICANT IMPACT ON THE ENVIRONMENT AND TO APPROVE WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. DeLucie

- 1. A masonry or timber planter box shall be installed in front of the converted garage to serve as a barrier. The planter box must be installed a minimum of 24 inches from the front of the converted garage and have a minimum height of 18 inches and width of 9 feet.**

ROLL CALL:
Mr. Bond- yes
Mr. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes

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Case No. 4052

Sidra Rafquat, 56 Sloan Drive North, Valley Stream, New York

Re: 56 Sloan Drive North, Valley Stream, New York

Application for a variation from Section 99-902.A.4, 99-902.A.5, 99-904.B.1.a, 99-904.B.1.b, 99-1602.B.3 and Section 99-1604 of the Code of the Village of Valley Stream to finish constructing a 2nd story cantilever addition with attached 2nd story wood deck and staircase.

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 0.55.

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 123.14%.

Section 99-904.B.1.a of the Code of the Village of Valley Stream requires dwellings to have a minimum side yard setback of 5 feet; whereas, proposed side yard setback of 2nd story cantilever is 4.9 feet at north- west side.

Section 99-904.B.1.b of the Code of the Village of Valley Stream requires dwellings to have a minimum aggregate width of both side yard setbacks of 15 feet; whereas, proposed aggregate width of both side yard setbacks of 2nd story cantilever is 14.46 feet.

Section 99-1602.B.3 of the Code of the Village of Valley Stream requires decks which: platform height exceeds 30 inches in height above grade, attached to the principal dwelling, and installed at and around a doorway, shall not exceed the height of the 1st floor level of dwelling, nor be larger than 100 square feet less the area of one stairs and landing not larger than 16 square feet); whereas, proposed wood deck is: 102 inches above grade, attached to the principal dwelling, installed at and around a doorway, exceeds the height of the 1st floor level of the dwelling, and is 181 square feet in area (including allowable area exclusions).

Section 99-1604 of the Code of the Village of Valley Stream requires decks above the 1st floor level of dwellings shall not be accessible by any staircase; whereas, proposed wood deck is above the 1st floor level, and is accessible by an exterior staircase to grade.

The subject premises is located on the north side of Sloan Drive North, 369.55' east of the corner formed by the intersection of East Avenue and Sloan Drive North known as No. 56 Sloan Drive North, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II ACTION UNDER THE MEANING OF SEQRA WHICH IS HEREBY DETERMINED NOT TO HAVE SIGNIFICANT IMPACT ON THE ENVIRONMENT AND TO APPROVE WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. DeLucie

- 1. A masonry or timber planter box shall be installed in front of the converted garage to serve as a barrier. The planter box must be installed a minimum of 24 inches from the front of the converted garage and have a minimum height of 18 inches and width of 9 feet.**

ROLL CALL:
Mr. Bond- yes
Mr. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes

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Case No. 4058

Nazmul Hussain, 24 Susan Court, Valley Stream, New York

Re: 24 Susan Court, Valley Stream, New York

Application for a Variation from Section 99-1002.A.4, Section 99-1002.A.5 and Section 99-1004.C.1 of the Code of the Village of Valley Stream to construct a 1- story addition to an existing two- family use dwelling.

Section 99-1002.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 0.53.

Section 99-1002.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 137.2%.

Section 99-1004.C.1 of the Code of the Village of Valley Stream requires dwellings to have a minimum rear yard setback of 25 feet; whereas, proposed 1- story addition has a rear yard setback of 21.24 feet.

The subject premises is located on the north side of Susan Court, 100' west of the corner formed by the intersection of Sandalwood Avenue and Susan Court known as No. 24 Susan Court, Valley Stream, New York.

MR. DELUCIE MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II ACTION UNDER THE MEANING OF SEQRA WHICH IS HEREBY DETERMINED NOT TO HAVE SIGNIFICANT IMPACT ON THE ENVIRONMENT AND TO APPROVE WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. DeLucie

- 1. No parking in the front yard area.**

ROLL CALL:	Mr. Bond- yes
	Mr. Frusci- yes
	Mr. Pizzolo- yes
	Mr. DeLucie- yes
	Mr. Panzarino- yes

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Case No 4062

C & C Event Space LLC, 175 East Merrick Road, Valley Stream, New York

Re: 175 East Merrick Road, Valley Stream, New York

Application for a Special Use Permit from Section 99-1301.M.3, Section 99-1301.M1, Section 99-2008.B.7.d and Section 99-2008.B.7.e of the Code of the Village of Valley Stream to change use and occupancy to Dance Hall/ Public Assembly Space with accessory restaurant/ tavern uses.

Section 99-1301.M.3 of the Village Zoning Code requires special permit approval from the Board of Appeals for proposed Dance Hall use.

Section 99-1301.M.1 of the Village Zoning Code require special use permit approval from the Board of Appeals for proposed Restaurant/Tavern type uses.

Section 99-2008.B.7.d of the Village Zoning Code requires special permit approval from the Board of Appeals for proposed alcohol consumption at Dance Hall use.

Section 99-2008.B.7.e of the Village Zoning Code requires a separate special permit approval from the Board of Appeals for any Dance Hall use: that is to include cabaret-type entertainment, and/or also constitutes a place of public assembly as defined by this chapter; whereas, proposed Dance Hall use is to include cabaret-type entertainment, and also constitutes a place of public assembly.

The subject premises is located on the north side of East Merrick Road, 427.13' east of the corner formed by the intersection of Emerson Place and East Merrick Road known as No. 175 East Merrick Road, Valley Stream, New York.

MR. DELUCIE MADE A MOTION TO CLASSIFY THIS APPLICATION AS AN UNLISTED ACTION UNDER THE MEANING OF SEQRA WHICH IS HEREBY DETERMINED NOT TO HAVE SIGNIFICANT IMPACT ON THE ENVIRONMENT AND TO APPROVE WITH CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Panzarino

- 1. Rental Party's and music to end by 12 a.m.**
- 2. No DJ subwoofer speakers permitted on site.**
- 3. Maintain security guard to ensure that front and rear doors remain closed, no patrons double along East Merrick Road, and/or loiter in rear of property.**

ROLL CALL:
Mr. Bond- yes
Mr. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes

**Incorporated Village of Valley Stream
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Board of Zoning and Appeals
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Case No 4063

C & C Event Space LLC, 175 East Merrick Road, Valley Stream, New York

Re: 175 East 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 north side of East Merrick Road, 427.13' east of the corner formed by the intersection of Emerson Place and East Merrick Road known as No. 175 East Merrick Road, Valley Stream, New York.

MR. DELUCIE MADE A MOTION TO CLASSIFY THIS APPLICATION AS AN UNLISTED ACTION UNDER THE MEANING OF SEQRA WHICH IS HEREBY DETERMINED NOT TO HAVE SIGNIFICANT IMPACT ON THE ENVIRONMENT AND TO APPROVE WITH CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Panzarino

- 1. Rental Party's and music to end by 12 a.m.**
- 2. No DJ subwoofer speakers permitted on site.**
- 3. Maintain security guard to ensure that front and rear doors remain closed, no patrons double along East Merrick Road, and/or loiter in rear of property.**

**ROLL CALL: Mr. Bond- yes
 Mr. Frusci- yes
 Mr. Pizzolo- yes
 Mr. DeLucie- yes
 Mr. Panzarino- yes**

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Case No's 3750/ 3751/ 3752

Central Nassau Guidance & Counseling Services, Inc., 950 South Oyster Bay Road, Hicksville,
New York

Re: 47 Ella Street, Valley Stream, New York

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

UPON A MOTION BY MR. PIZZOLO, SECONDED BY MR. FRUSCI AND UNANIMOUSLY CARRIED THE BOARD GRANTED AN EXTENSION OF TIME TO SEPTEMBER 26, 2022 TO OBTAIN A BUILDING PERMIT.

Upon a motion by Mr. Panzarino, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 7:10 p.m.

Jennifer Minori

Secretary to Board of Appeals