

**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 1, 2022**

Case No. M/D 2-92

Sally Telias, 1 Valley Lane West, Valley Stream, New York

Re: 1 Valley Lane West, 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 northeast corner of Valley Lane West formed by the intersection of Hungry Harbor Road and Valley Lane West known as No. 1 Valley Lane West, Valley Stream, New York.

MR. PIZZOLO 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Panzarino

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

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Case No. M/D 7-12

Paul Ocava, 50 Sloan Drive East, Valley Stream, New York

Re: 50 Sloan Drive East, 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 east side of Sloan Drive East, 215' north of the corner formed by the intersection of Sloan Drive South and Sloan Drive East known as No. 50 Sloan Drive East, Valley Stream, New York.

MS. GRAY 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. DeLucie

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

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Case No. M/D 8-06

Eutan Hall, 116 Dean Street, Valley Stream, New York

Re: 116 Dean Street, 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 south side of Dean Street, 133.23' west of the corner formed by the intersection of Green Street and Dean Street known as No. 116 Dean Street, Valley Stream, New York.

MR. PIZZOLO 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Ms. Gray

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

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Case No. 4059

Melquisedec Quintero, 124 Roberta Street, Valley Stream, New York

Re: 124 Roberta Street, Valley Stream, New York

Application for a Variation from Section 99-902.A.5 and Section 99-904.B.3.a of the Code of the Village of Valley Stream to maintain accessory attached rear roofed- over concrete patio.

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 139.06%.

Section 99-904.B.3.a of the Code of the Village of Valley Stream requires attached accessory structures to have a minimum side yard setback of 5 feet; whereas, proposed accessory rear attached roofed- over concrete patio had a side yard setback of 3.7 feet.

The subject premises is located on the west side of Roberta Street, 200' north of the corner formed by the intersection of Albermarle Avenue and Roberta Street known as No. 124 Roberta Street, 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Ms. Gray

ROLL CALL: Mr. Bond- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes
Ms. Gray- yes

Incorporated Village of Valley Stream
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Case No. 4060

Patrick Donaghy, 70 Lamberson Street, Valley Stream, New York

Re: 70 Lamberson Street, Valley Stream, New York

Application for a Variation from Section 99-902.A.3, Section 99-904.C.2.a. Section 99-1502.B and Section 99-904.C.2.b of the Code of the Village of Valley Stream to maintain exterior accessory patio/ walkway surfaces, exterior stairway to cellar and interior alterations.

Section 99-902.A.3 of the Code of the Village of Valley Stream requires a maximum rear yard coverage by aggregate building area of accessory buildings and structures of 30%; whereas, proposed rear yard coverage by accessory buildings and structures is 52%.

Section 99-904.C.2.a of the Code of the Village of Valley Stream requires attached accessory structures to have a minimum rear yard setback of 25 feet; whereas, proposed attached accessory exterior stairway to cellar has a rear yard setback of 14.5 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires attached patio surfaces to not encroach more than 6 feet into the required front yard setback; whereas, proposed accessory patio/ walkway surfaces encroach 14 feet - to - 25 feet into the required front yard setback, at subject areas.

Section 99-904.C.2.b of the Code of the Village of Valley Stream requires detached accessory structures to have a minimum rear yard setback of 2 feet; whereas, proposed accessory patio/ walkway surface has a rear yard setback of 0.75 feet.

The subject premises is located on the west side of Lamberson Street, 119.40' north of the corner formed by the intersection of Keller Street and Lamberson Street known as NO. 70 Lamberson Street, 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Ms. Gray

ROLL CALL: Mr. Bond- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes
Ms. Gray- yes

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Case No. 4061

Patrick Donaghy, 70 Lamberson Street, Valley Stream, New York

Re: 70 Lamberson Street, Valley Stream, New York

Application for a Variation from Section 99-904.C.1 and Section 99-1502.B of the Code of the Village of Valley Stream to construct a 2nd story addition, an accessory rear unenclosed wood porch/ deck- as part of an application for fire damage repairs and interior alterations.

Section 99-904.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 2nd story addition has a rear yard setback of 5.8 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires unenclosed porches/ decks to not encroach more than 6 feet into the required rear yard setback; whereas, proposed unenclosed porch encroaches 20.4 feet into the required rear yard setback.

The subject premises is located on the west side of Lamberson Street, 119.40' north of the corner formed by the intersection of Keller Street and Lamberson Street known as No. 70 Lamberson Street, 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Ms. Gray

ROLL CALL: Mr. Bond- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes
Ms. Gray- yes

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Case No. 4066

Continental Real Estate Inc., 201 East Merrick Road, Valley Stream, New York

Re: 201 East Merrick Road, Valley Stream, New York

Application for a Special Use Permit from Section 99-2008.B.24.d of the Code of the Village of Valley Stream to construct interior alterations to existing commercial tenant space for a Change in Use to Restaurant.

Section 99-2008.B.24.d of the Code of the Village of Valley Stream requires Special Use Permit approval from the Board of Appeals for proposed on- site alcohol service and consumption for restaurant type uses.

The subject premises is located on the northwest corner of East Merrick Road formed by the intersection of Cornwell Avenue and East Merrick Road known as No. 201 East Merrick Road, Valley Stream, New York.

MR. PIZZOLO 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. DeLucie

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

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Case No. 4067

Continental Real Estate Inc., 201 East Merrick Road, Valley Stream, New York

Re: 201 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 northwest corner of East Merrick Road formed by the intersection of Cornwell Avenue and East Merrick Road known as No. 201 East Merrick Road, Valley Stream, New York.

MR. PIZZOLO 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. DeLucie

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

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Case No. 4069

Peninsula Center LLC, Marc Kemp, 151 Irving Place, Woodmere, New York

Re: 1342 Peninsula Blvd., Valley Stream, New York

Application for a Special Use Permit from Section 99-1201.J.7 and Section 99-1201.J.9 of the Code of the Village of Valley Stream to Change Use and Occupancy to Health Club, Gymnasium Training Studio.

Section 99-1201.J.7 of the Code of the Village of Valley Stream requires Special Permit approval from the Board of Appeals for health club uses.

Section 99-1201.J.9 of the Code of the Village of Valley Stream requires Special Permit approval from the Board of Appeals for place of public assembly uses; proposed health club constitutes a place of public assembly.

The subject premises is located on the north side of Peninsula, 67.83' east of the corner formed by the intersection of Mill Road and Peninsula Blvd. known as No. 1342 Peninsula Blvd., 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Pizzolo

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

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Case No. 4070

Peninsula Center LLC, Marc Kemp, 151 Irving Place, Woodmere, New York

Re: 1342 Peninsula Blvd., 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 Peninsula, 67.83' east of the corner formed by the intersection of Mill Road and Peninsula Blvd. known as No. 1342 Peninsula Blvd., 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Pizzolo

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

Upon a motion by Mr. DeLucie, seconded by Ms. Gray and unanimously carried the meeting was adjourned at 9:58 p.m.

Jennifer Minori
Secretary to Board of Appeals