

**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
April 18, 2023**

Case No. 4149

Chaitram Misir, 2 Elgin Road, Valley Stream, New York

Re: 2 Elgin Road, 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 shall comply with fence regulations for front yard areas on each property line and yard which is adjacent to a street not to exceed 3' in height; whereas, proposed fence is 5' in height.

The subject premises is located on the southeast corner of Elgin Road formed by the intersection of Jackson Road and Elgin Road known as No. 2 Elgin Road, 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 MR. DELUCIE MADE A MOTION TO DENY THIS APPLICATION, SECONDED BY MR. PANZARINO

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

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Case No. 4150

Chaitram Misir, 2 Elgin Road, Valley Stream, New York

Re: 2 Elgin Road, Valley Stream, New York

Application for a Variation from Section 99-904.A of the Code of the Village of Valley Stream to maintain concrete patio in front yard.

Section 99-904.A of the code of the Village of Valley Stream requires a 19 feet front yard setback for all concrete patios; whereas, existing concrete patio is up to front property line.

The subject premises is located on the southeast corner of Elgin Road formed by the intersection of Jackson Road and Elgin Road known as No. 2 Elgin Road, 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 CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Panzarino

1. No parking on patio.
2. Patio must be cut back not to exceed property line on Jackson Road side.

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

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Case No. 4160

Rosalyn Maldonado, 65 North Montague Street, Valley Stream, New York

Re: 65 North Montague Street, Valley Stream, New York

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

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

The subject premises is located on the east side of North Montague Street, 113.12' south of the corner formed by the intersection of Hoffman Street and North Montague Street known as No. 65 North Montague Street, 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 MR. DELUCIE MADE A MOTION TO DENY THIS APPLICATION, SECONDED BY MR. PIZZOLO

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

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Case No. 4161

Devi Singh, 11 Edna Court, Valley Stream, New York

Re: 11 Edna Court, 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 adjacent to a street not to exceed 3 feet in height; whereas, proposed fence is 4 feet and 6 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 6 feet in height.

The subject premises is located on the northwest corner of Edna Court formed by the intersection of Lewis Street and Edna Court known as No. 11 Edna 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. Pizzolo

1. 4' fence to remain open style if replaced.

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

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Case No. 4162

Adriana Valladares Gordon, 101 Roeckel Avenue, Valley Stream, New York

Re: 101 Roeckel Avenue, Valley Stream, New York

Application for a Variation from Section 99-904.C.2.a of the Code of the Village of Valley Stream to construct an accessory exterior stairway to cellar.

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 accessory exterior stairway to cellar has a rear yard setback of 18.33 feet.

The subject premises is located on the east side of Roeckel Avenue, 60' south of the corner formed by the intersection of Fairmount Street and Roeckel Avenue known as NO. 101 Roeckel Avenue, 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. The basement shall not be used as habitable space. If the cellar is to be finished for non-habitable type uses, the necessary permits must be filed with the village.

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

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Case No's 3852/ 3853

Vincent Belluccia, 180 Lefferts Road, Woodmere, New York

Re: 950 Rockaway Avenue, Valley Stream, New York

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

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. PIZZOLO AND UNANIMOUSLY CARRIED THE BOARD APPROVED A 6 MONTH EXTENSION OF TIME TO SEPTEMBER 20, 2023.

Case No's 3930/ 3931/ 3932/ 3933

Peter Panzarino, 70 Bismark Avenue, Valley Stream, New York

Re: 70 Bismark Avenue, Valley Stream, New York

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

MR. DELUCIE MADE A MOTION TO GRANT AN 18 MONTH EXTENSION OF TIME TO SEPTEMBER 18, 2023 TO OBTAIN BUILDING PERMITS.

SECONDED BY: Mr. Frusci

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

Upon a motion by Mr. DeLucie, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 7:33 p.m.

Jennifer Minori

Secretary to Board of Appeals