

**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 5, 2022**

Case No. M/D 4-94

Laura Caputo, 282 Hendrickson Avenue, Valley Stream, New York

Re: 282 Hendrickson 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 south side of Hendrickson Avenue, 400.38' east of the corner formed by the intersection of East Avenue and Hendrickson Avenue known as No. 282 Hendrickson Avenue, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS AN UNLISTED 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. Frusci- yes
 Mr. Pizzolo- yes
 Mr. DeLucie- yes
 Mr. Panzarino- yes**

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Case No. M/D 8-91

Ann Lombardi, 31 Catherine Street, Valley Stream, New York

Re: 31 Catherine 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 west side of Catherine Street, 350' north of the corner formed by the intersection of Rockaway Avenue and Catherine Street known as No. 31 Catherine Street, Valley Stream, New York.

MR. FRUSCI MADE A MOTION TO CLASSIFY THIS APPLICATION AS AN UNLISTED 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. Frusci- yes
 Mr. Pizzolo- yes
 Mr. DeLucie- yes
 Mr. Panzarino- yes**

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Case No. 4076

Hector Vallejo, 281 East Beverly Parkway, Valley Stream, New York

Re: 281 East Beverly Parkway, Valley Stream, New York

Application for a Variation from Section 99-904.A of the Code of the Village of Valley Stream to maintain enclosure of existing open terrace.

Section 99-904.A of the Code of the Village of Valley Stream requires dwellings and structures to have a minimum front yard setback of 25 feet; whereas, proposed front yard setback of roof and enclosure atop open terrace is 16.4 feet along Foster Avenue.

The subject premises is located on the northeast corner of East Beverly Parkway formed by the intersection of Foster Avenue and East Beverly Parkway known as No. 281 East Beverly Parkway, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II 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. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes

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Case No. 4081

Jaspreet Kaur, 17 Meyer Avenue, Valley Stream, New York

Re: 17 Meyer Avenue, Valley Stream, New York

Application for a Variation from Section 99-902.A.2, Section 99-902.A.3, Section 99-904.B.3.b and Section 99-1502.B of the Code of the Village of Valley Stream to maintain exterior accessory structures, exterior stairway to cellar, exterior roofed- over patio and interior alterations to 1st floor and cellar.

Section 99-902.A.2 of the Code of the Village of Valley Stream requires a maximum lot coverage by aggregate building area of all buildings and structures of 60%; whereas, proposed total lot coverage by existing and proposed buildings and structures is 78%.

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 proposed accessory structures is 85%.

Section 99-904.B.3.b of the Code of the Village of Valley Stream requires detached accessory structures to have a minimum side yard setback of 2 feet; whereas, proposed accessory concrete patio and walkway surfaces are located on the side yard property line at west and east sides with no setback, and accessory detached shed has a side setback of 1.8 feet at west side property line.

Section 99-1502.B of the Code of the Village of Valley Stream requires patios to not encroach more than 6 feet into the required front yard setback; whereas, proposed accessory patio walkway surface encroaches 9.25 feet into the required front yard setback.

The subject premises is located on the north side of Meyer Avenue, 78.82' west of the corner formed by the intersection of North Central Avenue and Meyer Avenue known as No. 17 Meyer Avenue, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II 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. Frusci

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

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Case No. 4096

Mahindra Persaud, 176 Meyer Avenue, Valley Stream, New York

Re: 176 Meyer Avenue, Valley Stream, New York

Application for a Variation from Section 99-1802 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 corner lots 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' in height; whereas, proposed fence is 4' 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.

The subject premises is located on the southwest corner of Meyer Avenue formed by the intersection of Edna Place and Meyer Avenue known as No. 176 Meyer Avenue, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II 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. Applicant shall maintain existing open fence, future replacement of 4' fence must be similar open style type fence.**

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

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Case No. 4097

Mahindra Persaud, 176 Meyer Avenue, Valley Stream, New York

Re: 176 Meyer Avenue, Valley Stream, New York

Application for a Variation from Section 99-902.A.2, Section 99-902.A.3, Section 99-904.B.3.b, Section 99-904.C.2.b, Section 99-1502.B and Section 99-2205.B.2 of the Code of the Village of Valley Stream to maintain accessory concrete and paver patio parking surfaces, a detached accessory canopy structure and accessory attached roof structure over rear stoop.

Section 99-902.A.2 of the Code of the Village of Valley Stream requires a maximum coverage of lot by aggregate building area of all buildings and structures of 60%; whereas, proposed coverage of lot by all buildings and structures is 69.6%.

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 structures is 100%.

Section 99-904.B.3.b of the Code of the Village of Valley Stream required detached accessory structures to have a minimum side yard setback of 2 feet; whereas, proposed accessory concrete patio parking surfaces has no side yard setback, and is located on the west side property line, in addition, proposed detached accessory canopy has a side yard setback of 0.9 feet at the same.

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 concrete patio parking surfaces has no rear yard setback, and is located on the rear yard property line.

Section 99-1502.B of the Code of the Village of Valley Stream requires accessory patios to not encroach more than 6 feet into the required front yard setback; whereas, proposed accessory concrete patio parking surfaces encroaches 15 feet into the required front yard setback, and is located on the front property line along Edna Place.

Section 99-2205.B.2 of the Code of the Village of Valley Stream requires no vehicle be parked in any required front yard setback; whereas, proposed accessory concrete paver parking surface is located within the required front yard setback and off- street vehicle parking is proposed thereon.

The subject premises is located on the southwest corner of Meyer Avenue formed by the intersection of Edna Place and Meyer Avenue known as No. 176 Meyer Avenue, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II 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.

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SECONDED BY: Mr. DeLucie

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

Case No. 4098

Mahindra Persaud, 176 Meyer Avenue, Valley Stream, New York

Re: 176 Meyer Avenue, Valley Stream, New York

Also Application for a Variation from Section 99-1502.B of the Code of the Village of Valley Stream to construct a roofed- over unenclosed porch.

Section 99-1502.B of the Code of the Village of Valley Stream requires unenclosed porches to not encroach more than 6 feet into the required front yard setback; whereas, proposed roofed-over unenclosed porch encroaches 11.42 feet into the required front yard setback along Meyer Avenue.

The subject premises is located on the southwest corner of Meyer Avenue formed by the intersection of Edna Place and Meyer Avenue known as No. 176 Meyer Avenue, Valley Stream, New York.

MR. PIZZOLO MADE A MOTION TO CLASSIFY THIS APPLICATION AS A TYPE II 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. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes**

Upon a motion by Mr. Panzarino, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 8:54 p.m.

Jennifer Minori
Secretary to Board of Appeals