

**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
August 2, 2022**

Case No. M/D 2-95

Alina Romas, 61 East Carpenter Street, Valley Stream, New York

Re: 61 East Carpenter 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 north side of East Carpenter Street, 140' west of the corner formed by the intersection of North Cottage Street and East Carpenter Street known as No. 61 East Carpenter 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: 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 9-01

Maria Valdez, 37 Edwards Place, Valley Stream, New York

Re: 37 Edwards Place, 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 Edwards Place, 327' east of the corner formed by the intersection of Ethel Street and Edwards Place known as No. 37 Edwards Place, 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. Frusci- yes
 Mr. Pizzolo- yes
 Mr. DeLucie- yes
 Mr. Panzarino- yes**

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Case No. 4122

Mahindra Jagnanan, 16 Miller Place, Valley Stream, New York

Re: 16 Miller Place, Valley Stream, New York

Application for a Variation from Section 99-904.B.3.b and Section 99-2205.B.4 of the Code of the Village of Valley Stream to maintain accessory patio surfaces and extend driveway.

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 is located on the South side property line - no setback.

Section 99-2205.B.4 of the Code of the Village of Valley Stream requires driveways to not be located nearer than 2 feet from any side property line; whereas, proposed extension of driveway is located on the South side property line - no setback.

The subject premises is located on the west side of Miller Place, 145' south of the corner formed by the intersection of Fritchie Place and Miller Place known as NO. 16 Miller Place, 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: 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. 4123

Showkat Hussain, 63 East Dover Street, Valley Stream, New York

Re: 63 East Dover Street, Valley Stream, New York

Application for a Variation from Section 99-1603.B.3 of the Code of the Village of Valley Stream to maintain rear wood deck.

Section 99-1603.B.3 of the Code of the Village of Valley Stream requires decks which platform level exceed 30 inches in height above grade, is attached to the principal building, and is installed at and around a doorway, to not exceed 100 square feet in area - excluding 16 square feet for one platform and stairs; whereas, proposed rear wood deck is: 36 inches in height above grade (platform level), is attached to the principal building, is installed at and around a doorway, and is 211.68 square feet in area (including the 16 square feet allowable exclusion).

The subject premises is located on the north side of East Dover Street, 150' west of the corner formed by the intersection of North Cottage Street and East Dover Street known as No. 63 East Dover Street, Valley Stream, New York.

MR. FRUSCI 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: Mr. Panzarino

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

Upon a motion by Mr. DeLucie, seconded by Mr. Panzarino and unanimously carried the meeting was adjourned at 10:12 p.m.

Jennifer Minori
Secretary to Board of Appeals