

**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
December 5, 2023**

Case No. M/D 1-96

Jorge Hernandez, 233 Hendrickson Avenue, Valley Stream, New York

Re: 233 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 northeast corner of Hendrickson Avenue formed by the intersection of Grant Drive West and Hendrickson Avenue known as No. 233 Hendrickson Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4191

Mercy Cuzo, 2 Drew Street, Valley Stream, New York

Re: 2 Drew Street, Valley Stream, New York

Application for a Variation from Section 99-1906 of the Code of the Village of Valley Stream to install an above ground pool.

Section 99- 1906 of the Code of the Village of Valley Stream requires all swimming pools shall be installed in the rear yard of the premises unless otherwise approved by the Board of Appeals.

The subject premises is located on the southwest corner Drew Street formed by the intersection of Pershing Avenue and Drew Street known as No. 2 Drew Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4192

Mercy Cuzo, 2 Drew Street, Valley Stream, New York

Re: 2 Drew Street, Valley Stream, New York

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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 fences on a corner lot, excepting front yard areas, not to exceed 4 feet in height; whereas, proposed fence is 6 feet in height.

The subject premises is located on the southwest corner Drew Street formed by the intersection of Pershing Avenue and Drew Street known as No. 2 Drew Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4193

Franceen Spadaccino, 62 East Melrose Street, Valley Stream, New York

Re: 62 East Melrose Street, Valley Stream, New York

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

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

The subject premises is located on the south side of East Melrose Street, 100' west of the corner formed by the intersection of North Cottage Street and East Melrose Street known as No. 62 East Melrose Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4194

Sandeep Bajaj, 417 Rockaway Parkway, Valley Stream, New York

Re: 417 Rockaway Parkway, 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 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 feet in height; whereas, proposed fence is 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.

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The subject premises is located on the northeast corner of Rockaway Parkway formed by the intersection of Lamberson Street and Rockaway Parkway known as No. 417 Rockaway Parkway, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4195

Howard Schieren, 307 Leesville Street, The Villages, Florida

Re: 135 East Maujer Street, Valley Stream, New York

Application for a Variation from Section 99-902.A.4, Section 99-902.A.5, Section 99-904, Section 99-1502.B and Section 99-2205 of the Code of the Village of Valley Stream to construct a 2 story single-family dwelling with attic and associated driveway.

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 0.51.

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 148.37%.

Section 99-904 of the Code of the Village of Valley Stream requires dwellings to have a minimum front yard setback of 25 feet; whereas, proposed front yard setback of dwelling is 20 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires porches to not encroach more than 6 feet into the required front yard setback; whereas, proposed front porch encroaches 6.5 feet into the required front yard setback.

Section 99-2205 of the Code of the Village of Valley Stream requires ingress and egress to/from off-street parking spaces to be designed to cause the least amount of impact on the vehicular and pedestrian traffic on the adjacent streets and sidewalks. Proposed configuration of vehicle driveway and associated curb-depression have the potential to require excessive vehicle maneuvering on/off site for ingress and egress, and, have potential negative impact of the adjacent streets and sidewalks.

The subject premises is located on the north side of East Maujer Street, 79.54' west of the corner formed by the intersection of Emerson Place and East Maujer Street known as No. 135 East Maujer Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4196

Howard Schieren, 307 Leesville Street, The Villages, Florida

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Re: 135 East Maujer Street, 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 Maujer Street, 79.54' west of the corner formed by the intersection of Emerson Place and East Maujer Street known as No. 135 East Maujer Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4197

L.I. Assets LLC, Igor Ilyabayev, 82-46 214th Street, Hollis Hills, New York

Re: 125 North Central Avenue, Valley Stream, New York

Application for a Variation from Section 99- 1204.b.2.a of the Code of the Village of Valley Stream to maintain a constructed exterior stairway, as part of an application to construct interior alterations and renovate existing parking lot.

Section 99-1204.b.2.a of the Code of the Village of Valley Stream requires accessory structures to have a minimum rear/side yard setback of 10 feet when property line is located on a zoning district boundary line; whereas, proposed exterior stairway has a rear/side yard setback of 3.25 feet, and 8.5 feet at the property line which separates zoning districts: "C-1" and "R-1".

The subject premise is located on the northeast Corner of North Central Avenue formed by the intersection of Sapir Street and North Central Avenue known as No. 125 North Central Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4198

L.I. Assets LLC, Igor Ilyabayev, 82-46 214th Street, Hollis Hills, New York

Re: 125 North Central Avenue, Valley Stream, New York

Application for Final Site Development Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream.

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The subject premise is located on the northeast Corner of North Central Avenue formed by the intersection of Sapir Street and North Central Avenue known as No. 125 North Central Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Upon a motion by Mr. DeLucie, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 8:26 p.m.

Jennifer Minori
Secretary to Board of Appeals