

**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 6, 2022**

**Case No. 4139**

Elianne Bonny, 532 West Valley Stream Blvd., Valley Stream, New York

**Re: 532 West Valley Stream Blvd., Valley Stream, New York**

Application for a Variation from Section 99-904.B.3.b, Section 99-902.A.2 and Section 99-902.A.3 of the Code of the Village of Valley Stream to maintain pavers and concrete in front yard, side yard, and rear yard.

Section 99-904.B.3.b of the Code of the Village of Valley Stream requires 2 feet side setback for accessory buildings and structures; whereas, maintained pavers is 1.66 feet from side property line.

Section 99-902.A.2 of the Code of the Village of Valley Stream requires 60% maximum coverage of lot by aggregate building area of all buildings and structures; whereas, all buildings and maintained accessory structures is 68.8%.

Section 99-902.A.3 of the Code of the Village of Valley Stream requires 30% maximum rear yard coverage of aggregate building area of accessory building and structures; whereas, maintained accessory buildings and structures is 76.9%.

The subject premises is located on south side of West Valley Stream Blvd, 288.36' west of the corner formed by the intersection of Clearstream Avenue and West valley Stream Blvd. known as No. 532 West Valley Stream Blvd., 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. Panzarino**

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

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**Case No. 4140**

Debra Quashie, 100 Danzig Place, Valley Stream, New York

**Re: 100 Danzig Place, Valley Stream, New York**

Application for a Variation from Section 99-904.B.3.a of the Code of the Village of Valley Stream to maintain accessory egress well from cellar- as part of an application to maintain existing finished cellar, expanded front porch, and accessory patio surfaces.

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 egress well from cellar has a side yard setback of 0.67 feet, at North side property line.

The subject premises is located on the east side of Danzig Place, 522.80' east of the corner formed by the intersection of Broadway and Danzig Place known as No. 100 Danzig Place, 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. Pizzolo**

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

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**Case No. 4141**

Yasmin Anees, 55 South Montgomery Street, Valley Stream, New York

**Re: 55 South Montgomery Street, Valley Stream, New York**

Application for a Variation from Section 99-902.A.5 of the Code of the Village of Valley Stream to construct a 2<sup>nd</sup> story addition, a front open porch and a side portico.

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 140%.

The subject premises is located on the east side of South Montgomery Street, 475' north of the corner formed by the intersection of West Valley Stream Blvd. and South Montgomery Street known as No. 55 South Montgomery 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: 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. 4143**

The Vantage on Roosevelt LLC, 49 North Central Avenue, Valley Stream, New York

**Re: 46-54 Roosevelt Avenue, Valley Stream, New York**

Application for variations from Section 99-1204.B.2.a of the Code of the Village of Valley Stream to maintain wood decks in the rear/side yard setback.

Section 99-1204.B.2.a of the Code of the Village of Valley Stream requires accessory structures to have a rear/side yard setback of 10 feet; whereas, the existing accessory wood decks (abutting building) to be maintained have a: rear yard setback of 6.5 feet along the west property line, and a side yard setback of 2 feet at south property line.

The subject premises is located on the southwest corner of Roosevelt Avenue formed by the intersection of Cochran Place and Roosevelt Avenue known as No. 46-54 Roosevelt Avenue, 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Frusci**

- 1. There shall be no barbequing on the property.**

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

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**Case No. 4144**

The Vantage on Roosevelt LLC, 49 North Central Avenue, Valley Stream, New York

**Re: 46-54 Roosevelt 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.

The subject premises is located on the southwest corner of Roosevelt Avenue formed by the intersection of Cochran Place and Roosevelt Avenue known as No. 46-54 Roosevelt Avenue, 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Frusci**

- 1. There shall be no barbequing on the property.**

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

Upon a motion by Mr. Pizzolo, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 8:22 p.m.

Jennifer Minori  
Secretary to Board of Appeals