

**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  
February 6, 2024**

**Case No. M/D 2-97**

Sherry Soto, 81 Carl Street, Valley Stream, New York

**Re: 81 Carl Street, Valley Stream, New York**

Application pursuant to Ch. 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 Carl Street, 207.81' south of the corner formed by the intersection of Dogwood Road and Carl Street known as No. 81 Carl Street, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. M/D 14-05**

Julia Acevedo, 130 East Melrose Street, Valley Stream, New York

**Re: 130 East Melrose 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 Melrose Street, 153.84' east of the corner formed by the intersection of Emerson Place and East Melrose Street known as No. 130 East Melrose Street, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. M/D 1-03**

Elizabeth Munoz, 101 Bucknell Road, Valley Stream, New York

**Re: 101 Bucknell Road, 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.

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The subject premises is located on the east side of Bucknell Road, 40' north of the corner formed by the intersection of West Valley Stream Blvd. and Bucknell Road known as No. 101 Bucknell Road, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. M/D 17-05**

Yoldie Francois, 44 Spring Garden Street, Valley Stream, New York

**Re: 44 Spring Garden 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 south side of Spring Garden Street, 98.32' west of the corner formed by the intersection of Arlington Avenue and Spring Garden Street known as No. 44 Spring Garden Street, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. 4201**

Fabio Garcia, 422 Rockaway Parkway, Valley Stream, New York

**Re: 422 Rockaway Parkway, Valley Stream, New York**

Application for a Variation from Section 99- 1802.E of the Code of the Village of Valley Stream to erect a 6' fence.

Section 99- 1802.E of the Code of the Village of Valley Stream requires a through lot to comply with fence regulations for front yard areas for each yard of the lot which is adjacent to the street not to exceed 3' in height; whereas, proposed fence is 6' 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 west side of Rockaway Parkway, 82.75' south of the corner formed by the intersection of Morris Parkway and Rockaway Parkway known as No. 422 Rockaway Parkway, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

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**Case No. 4205**

Reuben Mindali, 35 Martens Avenue, Valley Stream, New York

**Re: 35 Martens Avenue, Valley Stream, New York**

Application for a Variation from Section 99-904.A, Section 99-904.B.1.a, Section 99-904.B.1.b and Section 99-1502.B of the Code of the Village of Valley Stream to construct a 2<sup>nd</sup> story addition with a front portico.

Section 99-904.A 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 2<sup>nd</sup> story addition is 20.08 feet.

Section 99-904.B.1.a of the Code of the Village of Valley Stream requires dwellings to have a minimum side yard setback not less than 10% of the lot width - when lot is less than 50 feet wide. Existing lot width is 40 feet; therefore, the minimum side yard setback of dwelling shall be 4 feet; whereas, proposed side yard setback of 2<sup>nd</sup> story addition is 3.95 feet at West side property line.

Section 99-904.B.1.b of the Code of the Village of Valley Stream requires a minimum aggregate width of both side yard setbacks of 15 feet; whereas, proposed aggregate width of both side yard setbacks of 2<sup>nd</sup> story addition is 12.33 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires porticos to not encroach more than 6 feet into the required front yard setback; whereas, proposed portico encroaches 7.9 feet into the required front yard setback.

The subject premises is located on the north side of Martens Avenue, 300.62' west of the corner formed by the intersection of Benedict Avenue and Martens Avenue known as No. 35 Martens Avenue, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

Upon a motion by Mr. Frusci, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 7:53 p.m.

Jennifer Minori  
Secretary to Board of Appeals