

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
January 2, 2024

Case No. M/D 1-17

Marisol Cortes Silva, 289 Emerson Place, Valley Stream, New York

Re: 289 Emerson 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 east side of Emerson Place, 60.66' south of the corner formed by the intersection of Webster Street and Emerson Place known as No. 289 Emerson Place, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. M/D 7-02

Premmatie Rambarran, 4 Henry Street, Valley Stream, New York

Re: 4 Henry 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 Henry Street, 87.03' north of the corner formed by the intersection of Hendrickson Avenue and Henry Street known as No. 4 Henry Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. M/D 8-02

Rafaela & Hugo Santana, 66 West End Avenue, Valley Stream, New York

Re: 66 West End 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.

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The subject premises is located on the west side of West End Avenue, 672' south of the corner formed by the intersection of West Merrick Road and West End Avenue known as No. 66 West End Avenue, 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.

ADJOURNED TO FEBRUARY 6, 2024

Case No. 4202

Elias Properties, 500 North Broadway, Valley Stream, New York

Re: 170-198 West Merrick Road, Valley Stream, New York

Application for a Variation from Section 99- 2202.C of the Code of the Village of Valley Stream to resurface and restripe parking lot and construct handicap accessible ramps.

Section 99-2202.C of the Code of the Village of Valley Stream requires lots that are altered to comply with the off-street parking requirements of this chapter. Existing principal building configuration and uses therein require 131 off-street parking spaces be provided; however, previously approved site plan by the Building Department and Board of Appeals waiver of Final Site Development Plan approved 66 off-street parking spaces being provided; whereas, only 64 off-street parking spaces are proposed.

The subject premises is located on the south side of West Merrick Road formed by the intersections of Payan Avenue and Ballard Avenue known as No. 170-198 West Merrick Road, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

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Case No. 4203

Elias Properties, 500 North Broadway, Valley Stream, New York

Re: 170-198 West Merrick Road, 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 south side of West Merrick Road formed by the intersections of Payan Avenue and Ballard Avenue known as No. 170-198 West Merrick Road, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Upon a motion by Mr. Pizzolo, seconded by Mr. Frusci and unanimously carried the meeting was adjourned at 7:48 p.m.

Jennifer Minori

Secretary to Board of Appeals