

**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 3, 2023**

Case No. M/D 2-10

William Russell, 31 Zemek Street, Valley Stream, New York

Re: 31 Zemek 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 Zemek Street, 340' east of the corner formed by the intersection of Emerson Place and Zemek Street known as No. 31 Zemek 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. Panzarino

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

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Case No. M/D 9-92

Melvin Dupree, 52 Washington Avenue, Valley Stream, New York

Re: 52 Washington 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 south side of Washington Avenue, 526.30' east of the corner formed by the intersection of Ocean Avenue and Washington Avenue known as No. 52 Washington 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 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- absent
Mr. Panzarino- yes**

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Case No. M/D 1-11

Yogindra Goberdhan, 111 Danzig Place, Valley Stream, New York

Re: 111 Danzig 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 southwest corner of Danzig Place formed by the intersection of Harvard Street and Danzig Place known as No. 111 Danzig 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. Panzarino

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

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Case No. M/D 6-18

Qudsia Shaikh, 29 Roeckel Avenue, Valley Stream, New York

Re: 29 Roeckel 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 east side of Roeckel Avenue, 40' south of the corner formed by the intersection of Fairfax Street and Roeckel Avenue known as No. 29 Roeckel 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 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- absent
Mr. Panzarino- yes**

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Case No. 4146

Mariam Mohamedi, 34 Wilson Road, Valley Stream, New York

Re: 34 Wilson Road, Valley Stream, New York

Application for a Variation from Section 99-904.B.1.b and Section 99-904.B.3.b of the Code of the Village of Valley Stream to construct a 2 ½ story single- family dwelling with attached garage, and attached accessory open decks/ porches in front and rear yards, and construct accessory brick patio.

Section 99-904.B.1.b of the Code of the Village of Valley Stream requires dwellings to have a minimum aggregate side yard setback width of 15 feet; whereas, proposed aggregate side yard setback width of dwelling is 10 feet.

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, portion of proposed accessory brick patio/walkway has no side yard setback and is located on the East property line.

The subject premises is located on the south side of Wilson Road, 50.50' west of the corner formed by the intersection of Marlboro Road and Wilson Road known as No. 34 Wilson Road, 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 THIS APPLICATION.

SECONDED BY: Mr. Frusci

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

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Case No. 4147

Mariam Mohamedi, 34 Wilson Road, Valley Stream, New York

Re: 34 Wilson 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 Wilson Road, 50.50' west of the corner formed by the intersection of Marlboro Road and Wilson Road known as No. 34 Wilson Road, 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 THIS APPLICATION.

SECONDED BY: Mr. Frusci

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

Upon a motion by Mr. Pizzolo, seconded by Mr. Panzarino and unanimously carried the meeting was adjourned at 8:09 p.m.

Jennifer Minori
Secretary to Board of Appeals