

**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
July 11, 2023**

Case No. M/D 7-05

Waqar Ali Syed, 96 South Montague Street, Valley Stream, New York

Re: 96 South Montague 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 southeast corner of South Montague Street formed by the intersection of West Valley Stream Blvd. and South Montague Street known as No. 96 South Montague 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
Ms. Gray- yes
Mr. Panzarino- yes**

Case No. M/D 1-23

Martha Letamendi, 26 Holland Court, Valley Stream, New York

Re: 26 Holland Court, Valley Stream, New York

Application pursuant to Chapter 99, Article XXI, Section 99-2101 of the Code of the Village of Valley Stream to establish a Mother/ Daughter dwelling unit in an existing one- family dwelling.

The subject premises is located on the west side Holland Court, 190.8' south of the corner formed by the intersection of Robinson Avenue and Holland Court known as No. 26 Holland Court, 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

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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
Ms. Gray- yes
Mr. Panzarino- yes

Case No. 4173

Martha Letamendi, 26 Holland Court, Valley Stream, New York

Re: 26 Holland Court, Valley Stream, New York

Application for a Variation from Section 99-904.B.1.b of the Code of the Village of Valley Stream to construct a 2nd story addition.

Section 99-904.B.1.b of the Village Zoning Code requires dwellings to have a minimum aggregate width of both side yard setbacks of 15 feet; whereas, proposed aggregate width of both side yard setbacks of 2nd story addition is 14.67 at subject areas.

The subject premises is located on the west side of Holland Court, 190.8' south of the corner formed by the intersection of Robinson Avenue and Holland Court known as No. 26 Holland Court, 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
Ms. Gray- yes
Mr. Panzarino- yes

Upon a motion by Mr. Frusci, seconded by Mr. Panzarino and unanimously carried the meeting was adjourned at 8:18 p.m.

Jennifer Minori
Secretary to Board of Appeals