

**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 19, 2022**

**Case No. 4118**

Jatinder Sandals, 36 Crowell Place, Valley Stream, New York

**Re: 36 Crowell Place, Valley Stream, New York**

Application for a Variation from Section 99-904.A, 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 surfaces in front, side, and rear yard.

Section 99-904.A of the Code of the Village of Valley Stream requires a 25' front yard setback for accessory buildings and structures; whereas, maintained pavers is up to front property line.

Section 99-904.B.3.b of the Code of the Village of Valley Stream requires 2' side yard setback for accessory buildings and structures; whereas, maintained concrete is up to 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 88%.

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 buildings and structure; whereas, maintained accessory buildings and structures is 89%.

The subject premises is located on the north side of Crowell Place, 307' west of the corner formed by the intersection of Fletcher Avenue and Crowell Place known as No. 36 Crowell Place, 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 MR. PIZZOLO MADE A MOTION TO DENY THIS APPLICATION, SECONDED BY MR. FRUSCI**

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

Upon a motion by Mr. DeLucie, seconded by Mr. Frusci and unanimously carried the meeting was adjourned at 6:56 p.m.

Jennifer Minori

Secretary to Board of Appeals