

**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 2, 2024**

Case No. M/D 2-90

Antonina Bravata, 85 Gates Avenue, Valley Stream, New York

Re: 85 Gates 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 Gates Avenue, 200' north of the corner formed by the intersection of Mehrman Avenue and Gates Avenue known as No. 85 Gates Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. M/D 3-12

Syed Shamsul Hasan, 145 Elm Street, Valley Stream, New York

Re: 145 Elm 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 Elm Street, 200' east of the corner formed by the intersection of Broadway and Elm Street known as No. 145 Elm Street, Valley Stream, New York

RESERVED FOR WRITTEN DECISION.

Case No. M/D 2-06

Emmanuel Babayev, 83 Spruce Lane, Valley Stream, New York

Re: 83 Spruce Lane, 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.

Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142

The subject premises is located on the south side of Spruce Lane, 329.36' west of the corner formed by the intersection of Elmwood Street and Spruce Lane known as No. 83 Spruce Lane, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. M/D 1-24

Hasan Mehedi, 34 McKeon Avenue, Valley Stream, New York

Re: 34 McKeon Avenue, 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 south side of McKeon Avenue, 445.74' east of the corner formed by the intersection of North Central Avenue and McKeon Avenue known as No. 34 McKeon Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No's 4071 and 4072

VGA, LLC, 6 Rockaway Avenue, Valley Stream, New York

Re: 6 Rockaway Avenue, Valley Stream, New York

Reopen the matter for a rehearing to consider revocation of the Special Use Permit and Final Site Development Plan Approval.

The subject premises is located on the southwest corner of Rockaway Avenue formed by the intersection of West Merrick Road and Rockaway Avenue known as No. 6 Rockaway Avenue, Valley Stream, New York

ADJOURNED

Case No. 4231

Sudesh Samaroo, 17 Dubois Avenue, Valley Stream, New York

Re: 17 Dubois Avenue, Valley Stream, New York

Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142

Application for a Variation from Section 99-2205 of the Code of the Village of Valley Stream to expand driveway- as part of a proposal to alter floor plan and functions of interior spaces.

Section 99-2205 of the Code of the Village of Valley Stream requires ingress and egress to/from off-street parking areas be designed to cause the least amount of impact on the vehicular and pedestrian traffic on the streets and sidewalks servicing such areas. Proposed main curb-depression and driveway layout, would require additional and accessory vehicle maneuvering area on/off site, and, has the potential to negatively impact the vehicle and pedestrian traffic on the streets/sidewalks during ingress/egress.

The subject premises is located on the north side of Dubois Avenue, 80' east of the corner formed by the intersection of Oak Street and Dubois Avenue known as No. 17 Dubois Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4232

Jason Mahabir, 331 Cochran Place, Valley Stream, New York

Re: 331 Cochran Place, Valley Stream, New York

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

Section 99-1802 D of the Code of the Village of Valley Stream requires a corner lot comply with fence regulations for front yard areas on each property line and yard which is adjacent to a street not to exceed 3 feet in height, whereas, proposed fence is 6 feet and 4 feet in height. Fences not exceeding 4 feet in height shall be permitted along all other lot lines and yard areas, whereas, proposed fence is 6 feet in height.

The subject premises is located on the northeast corner of Cochran Place formed by the intersection of Muller Place and Cochran Place known as No. 331 Cochran Place, Valley Stream, New York.

ADJOURNED

Case No. 4233

John Christy, 104 Oceanview Avenue, Valley Stream, New York

Re: 104 Oceanview Avenue, Valley Stream, New York

Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142

Application for a Variation from Section 99-904.A, Section 99-904.B.1.a and Section 99-904.B.1.b of the Code of the Village of Valley Stream to construct a rear 1- story addition and a front attached roofed-over porch.

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 2nd story addition has a front yard setback of 23.38 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 of 5 feet; whereas, proposed side yard setback of 2nd story addition is 4.7 feet, at the South side property line.

Section 99-904.B.1.b of the Code of the Village of Valley Stream requires the aggregate width of both side yard setbacks of dwellings to be 15 feet; whereas, proposed aggregate width of both side yard setbacks of 2nd story addition is 14.65 feet.

The subject premises is located on the west side of Oceanview Avenue, 152.87' south of the corner formed by the intersection of Lyncrest Street and Oceanview Avenue known as No. 104 Oceanview Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4234

G&F Time, Corp., 200 Rockaway Avenue, Valley Stream, New York

Re: 200 Rockaway Avenue, Valley Stream, New York

Application for a Variation from Section 99-1204.B.1.a and Section 99-1204.B.2.c of the Code of the Village of Valley Stream to construct an accessory accessible concrete ramp at the front entrance.

Section 99-1204.B.1.a of the Code of the Village of Valley Stream requires accessory structures to have a minimum front yard setback of 7 feet; whereas, proposed ramp has a front yard setback of 0.08 feet, along Rockaway Avenue.

Section 99-1204.B.2.c of the Code of the Village of Valley Stream requires accessory structures to have a minimum side yard setback of 5 feet; whereas, proposed ramp is located on the South side property line - no setback.

The subject premises is located on the southwest corner of Rockaway Avenue formed by the intersection of West Jamaica Avenue and Rockaway Avenue known as No. 200 Rockaway Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

**Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142**

Case No. 4235

G&F Time, Corp., 200 Rockaway Avenue, Valley Stream, New York

Re: 200 Rockaway Avenue, 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 southwest corner of Rockaway Avenue formed by the intersection of West Jamaica Avenue and Rockaway Avenue known as No. 200 Rockaway Avenue, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Upon a motion by Mr. DeLucie, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 8:28 p.m.

Jennifer Minori

Secretary to Board of Appeals