

**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 5, 2022**

Case No. M/D 3-07

Linda Lee, 304 West Jamaica Avenue, Valley Stream, New York

Re: 304 West Jamaica 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 southwest corner of West Jamaica Avenue formed by the intersection of Bucknell Road and West Jamaica Avenue known as No. 304 West Jamaica 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. DeLucie

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

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Case No. M/D 6-03

Lorraine Denimarck, 24 Morris Parkway, Valley Stream, New York

Re: 24 Morris Parkway, 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 Morris Parkway, 202' east of the corner formed by the intersection of Rockaway Parkway and Morris Parkway known as No. 24 Morris Parkway, 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: Ms. Gray

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

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Case No. M/D 1-16

Zaman & Shamdai Ali, 155 East New York Avenue, Valley Stream, New York

Re: 155 East New York 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 north side of East New York Avenue, 150' east of the corner formed by the intersection of Satterie Avenue and East New York Avenue known as No. 155 East New York 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. DeLucie

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

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Case No. M/D 1-10

Shawn Panday, 127 Cornwell Avenue, Valley Stream, New York

Re: 127 Cornwell 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 southwest corner of Cornwell Avenue formed by the intersection of East Carpenter Street and Cornwell Avenue known as No. 127 Cornwell Avenue, Valley Stream, New York.

MR. FRUSCI 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. DeLucie

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

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Case No. M/D 3-98

Linneth Hall, 42 South Waldinger Street, Valley Stream, New York

Re: 42 South Waldinger 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 southwest corner of South Waldinger Street formed by the intersection of Buscher Avenue and South Waldinger Street known as No. 42 South Waldinger 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: Ms. Gray

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

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Case No. 4115

Mohammad Zubair, 171 Fairfield Street, Valley Stream, New York

Re: 171 Fairfield Street, Valley Stream, New York

Application for a Variation from Section 99-902.A.4, Section 99-902.A.5, Section 99-904.B.1.a, Section 99-904.B.1.b and Section 99-904.B.3.a of the Code of the Village of Valley Stream to construct 2nd story additions, front covered porch, interior alterations and convert attached garage to storage.

Section 99-902.A.4 of the Code of the Village of Valley Stream requires a maximum floor area ratio of 0.5; whereas, proposed floor area ratio is 0.55.

Section 99-902.A.5 of the Code of the Village of Valley Stream requires a minimum open space ratio of 150%; whereas, proposed open space ratio is 133.33%.

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 South side property line.

Section 99-904.B.1.b of the Code of the Village of Valley Stream requires dwellings to have a minimum aggregate width of both side yard setbacks of 15 feet; whereas, proposed 2nd story addition and existing dwelling has an aggregate side yard setback width of 11.1 feet.

Section 99-904.B.3.a of the Code of the Village of Valley Stream requires attached accessory structures to have a minimum side yard setback of 5 feet; whereas, proposed side yard setback of accessory air-conditioning condensers is 3 feet, at North side property line.

The subject premises is located on the east side of Fairfield Street, 224.03' south of the corner formed by the intersection of Hollywood Avenue and Fairfield Street known as No. 171 Fairfield Street, Valley Stream, New York.

MR. FRUSCI 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. DeLucie

ROLL CALL: Mr. Bond- yes
Mr. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- yes
Ms. Gray- yes

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Case No. 4116

Delrose Smith, 204 Elm Street, Valley Stream, New York

Re: 204 Elm Street, Valley Stream, New York

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

Section 99-904.B.1.a of the Code of the Village of Valley Stream requires dwellings to have a minimum side yard setback not less than 10% of the lot width- when lot is less than 50 feet wide. Existing lot is 41 feet wide, therefore, minimum dwelling side yard setback shall be 4.1 feet; whereas, proposed side yard setback is 3.2 feet, at west side yard.

Section 99-904.B.1.b of the Code of the Village of Valley Stream 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 at 2nd floor dormer is 5.95 feet.

The subject premises is located on the south side of Elm Street, 428' west of the corner formed by the intersection of Broadway and Elm Street known as No. 204 Elm Street, 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. DeLucie

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

Upon a motion by Mr. Pizzolo, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 9:12 p.m.

Jennifer Minori
Secretary to Board of Appeals