

**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  
March 12, 2024**

**Case No. 4206**

Luis Pulluquina Perez, 34 North Corona Avenue, Valley Stream, New York

**Re: 34 North Corona Avenue, Valley Stream, New York**

Application for a Variation from Section 99-1802.D of the Code of the Village of Valley Stream to maintain a 6' fence.

Section 99-1802.D of the Code of the Village of Valley Stream requires fences on a corner lot, excepting front yard areas, not exceed 4' in height, whereas, proposed fence is 6' in height.

The subject premises is located on the northwest corner of North Corona Avenue formed by the intersection of West Maple Street and North Corona Avenue known as No. 34 North Corona Avenue, Valley Stream, New York.

**MR. DELUCIE 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Frusci**

1. The top 1' of the 6' fence to be lattice along West Maple Street.

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

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The subject premises is located on the northwest corner of North Corona Avenue formed by the intersection of West Maple Street and North Corona Avenue known as No. 34 North Corona Avenue, Valley Stream, New York.

**MR. DELUCIE 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Frusci**

1. The top 1' of the 6' fence to be lattice along East Maple Street.

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

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**Case No. 4208**

Precious Duhaney, 113 Ash Street, Valley Stream, New York

**Re: 113 Ash Street, Valley Stream, New York**

Application for a Variation from Section 99-904.B.3.b and Section 99-904.C.2.b of the Code of the Village of Valley Stream to maintain/ legalize accessory concrete patio and air-condition units.

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, proposed accessory concrete patio is located on the East side property line - no setback.

Section 99-904.C.2.b of the Code of the Village of Valley Stream requires detached accessory structures to have a minimum rear yard setback of 2 feet; whereas, proposed accessory concrete patio is located on the rear yard property line - no setback.

The subject premises is located on the north side of Ash Street, 140' west of the corner formed by the intersection of Green Street and Ash Street known as No. 113 Ash 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**  
**Mr. Panzarino- yes**

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**Case No. 4209**

Precious Duhaney, 113 Ash Street, Valley Stream, New York

**Re: 113 Ash Street, Valley Stream, New York**

Application for a Variation from Section 99-904.B.1.a, Section 99-904.B.1.b and Section 99-1502.B of the Code of the Village of Valley Stream to construct a 2<sup>nd</sup> story addition, 1- story addition and a front portico.

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 lot width when the lot is less than 50 feet wide. Existing lot is 40 feet in width; therefore, minimum dwelling side yard setback shall be 4 feet; whereas, proposed side yard setback of 2nd story addition is 3.8 feet at West 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 aggregate width of both side yard setbacks of 2nd and 1st story additions is 11.5 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires accessory porticos to not encroach more than 6 feet into the required front yard setback; whereas, proposed accessory portico has a front yard encroachment of 8.47 feet.

The subject premises is located on the north side of Ash Street, 140' west of the corner formed by the intersection of Green Street and Ash Street known as No. 113 Ash 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**  
**Mr. Panzarino- yes**

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**Case No. 4210**

Baldev Singh, 81 Spring Garden Street, Valley Stream, New York

**Re: 81 Spring Garden Street, Valley Stream, New York**

Application for a Variation from Section 99-1502.B of the Code of the Village of Valley Stream to maintain/ legalize masonry porch and awning.

Section 99-1502.B of the Code of the Village of Valley Stream allows for 6 feet encroachment into the 25 feet front yard setback; whereas, the Masonry Porch and Awning is encroaching 11 feet into the required front yard setback.

The subject premises is located on the north side of Spring Garden Street, 180.91' east of the corner formed by the intersection of Arlington Avenue and Spring Garden Street known as No. 81 Spring Garden Street, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. 4211**

345 W Merrick Road LLC, Peter Pezzino, 220 Harbor Lane, Massapequa Park, New York

**Re: 345 West Merrick Road, Valley Stream, New York**

Application for a Variation from Section 99-2202.C, Section 99-2203.D.1.a, Section 99-2203.C and Section 99-2205.B.2 of the Code of the Village of Valley Stream to remove, resurface and modify parking lot/ site conditions.

Section 99-2202.C of the Code of the Village of Valley Stream requires lots that are altered to comply with the off-street parking requirements of this chapter. The existing building use and occupancy requires 18 off-street parking spaces be provided; whereas, only 17 parking spaces are provided.

Section 99-2203.D.1.a of the Code of the Village of Valley Stream requires off street parking spaces to have minimum dimensions of 9 feet in width by 20 feet in length, and, have a minimum of 20 feet of maneuvering area for ingress/egress; whereas, proposed off-street parking spaces have dimensions of 7 feet or 8 feet in width by 20 feet in length, 8 feet in width by 18 feet in length; and, subject spaces are stacked configuration with no maneuvering area for ingress/egress.

Section 99-2203.C of the Code of the Village of Valley Stream requires driveway access aisles connecting parking areas to be a minimum of 22 feet wide for 2-way traffic; whereas, proposed driveway access aisle is only 15.8 feet - to - 13.4 feet where 2-way traffic is proposed.

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Section 99-2205.B.2 of the Code of the Village of Valley Stream requires no vehicle be parked in any required front yard setback; whereas, subject proposed off-street parking spaces are to be located within the required front yard setback buffer.

The subject premises is located on the north side of West Merrick Road, 198.18' east of the corner formed by the intersection of North Montgomery Street and West Merrick Road known as No. 345 West Merrick Road, Valley Stream, New York.

**MR. DELUCIE 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Pizzolo**

1. Sidewalk to be replaced and maintained as necessary as per §80-44 of the Village Code.

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

**Case No. 4212**

345 W Merrick Road LLC, Peter Pezzino, 220 Harbor Lane, Massapequa Park, New York

**Re: 345 West Merrick 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 north side of West Merrick Road, 198.18' east of the corner formed by the intersection of North Montgomery Street and West Merrick Road known as No. 345 West Merrick Road, Valley Stream, New York.

**MR. DELUCIE 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Pizzolo**

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1. Sidewalk to be replaced and maintained as necessary as per §80-44 of the Village Code.

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

**Case No. 4213**

Peninsula Center LLC, Marc Kemp, 151 Irving Place, Woodmere, New York

**Re: 1300- 1368 Peninsula Blvd., Valley Stream, New York**

Application for Final Site Development Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream to alter portions of parking lot/ site to accommodate electric vehicle charging stations.

The subject premises is located on the northeast corner of Peninsula Blvd. formed by the intersection of Mill Road and Peninsula Blvd. known as No. 1300- 1368 Peninsula Blvd., Valley Stream, New York.

**MR. DELUCIE 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. Frusci**

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

Upon a motion by Mr. Panzarino, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 7:00 p.m.

Jennifer Minori  
Secretary to Board of Appeals