

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 7, 2023

Case No. 4157

James Brucz, 62 West Dover Street, Valley Stream, New York

Re: 62 West Dover Street, Valley Stream, New York

Application for a Variation from Section 99-904.B.1.a, Section 99-904.B.1.b, Section 99-904.C.2.a and Section 99-1502.B of the Code of the Village of Valley Stream to construct a 2nd story addition and a front uncovered porch and install an accessory air- conditioning condenser.

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 the lot is less than 50 feet wide. Existing lot is 40 feet wide, therefore, dwelling shall have a minimum side yard setback of 4 feet; whereas, proposed side yard setback of 2nd story addition is 3.8 feet, at the East 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 story addition is 13.84 feet.

Section 99-904.C.2.a of the Code of the Village of Valley Stream requires attached accessory structures to have a minimum rear yard setback of 25 feet; whereas, proposed accessory attached air-conditioning condenser has a rear yard setback of 2 feet.

Section 99-1502.B of the Code of the Village of Valley Stream requires unenclosed porches to not encroach more than 6 feet into the required front yard setback; whereas, proposed open porch encroaches 8.13 feet into the required front yard setback.

The subject premises is located on the south side of West Dover Street, 235.95' west of the corner formed by the intersection of North Corona Avenue and West Dover Street known as No. 62 West Dover 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

Upon a motion by Mr. Pizzolo, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 8:12 p.m.

Jennifer Minori
Secretary to Board of Appeals