

**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  
May 17, 2022**

**Case No. M/D 1-04**

Shirley Falcones, 120 Lewis Street, Valley Stream, New York

**Re: 120 Lewis 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 south side of Lewis Street, 140' west of the corner formed by the intersection of Shaw Avenue and Lewis Street known as No. 120 Lewis 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: 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. 4099**

Philip Licari, 2 Alsop Street, Valley Stream, New York

**Re: 2 Alsop Street, Valley Stream, New York**

Application for a Variation from Section 99-2205.A.2, Section 99-2205.B.2, Section 99-2203.D.2 and Section 99-902.A.3 of the Code of the Village of Valley Stream to maintain an additional parking spot on paved area as stacked parking.

Section 99-2205.A.2 of the Code of the Village of Valley Stream allows a maximum of 20 feet curb depression for a two column driveway; whereas, proposed curb depression is 23 feet.

Section 99-2205.B of the Code of the Village of Valley Stream states no vehicle shall be parked in any front yard setback; whereas, proposed driveway encroaches in the front yard setback.

Section 99-2203.D.2.b of the Code of the Village of Valley Stream permits stacked parking only on independent aisle or driveway; whereas, proposed parking is not an independent aisle or driveway.

Section 99-902.A.3 of the Code of the Village of Valley Stream requires 30% maximum coverage of rear yard by aggregate building area of accessory buildings and structures; whereas, proposed rear yard coverage is approximately 71%.

The subject premises is located on the southeast corner of Alsop Street formed by the intersection of Gibson Blvd. and Alsop Street known as No. 2 Alsop Street, 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Pizzolo**

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

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**Case No. 4100**

Sonia Innocent, 147 Elm Street, Valley Stream, New York

**Re: 147 Elm Street, Valley Stream, New York**

Application for a Variation from Section 99-2205.A.2, Section 99-2205.A.3, Section 99-2205.B.2 and Section 99-2203.D.2.a of the Code of the Village of Valley Stream to maintain accessory curb-cut and accessory concrete parking area.

Section 99-2205.A.2 of the Code of the Village of Valley Stream requires minimum lot frontage of 60 feet in width to accommodate 2 separate driveways, and, driveways shall have a minimum on-center spacing of 40 feet; whereas, existing lot frontage is only 50 feet in width where 2 separate driveways are proposed, and, proposed driveways are separated by only 13 feet-on center.

Section 99-2205.A.3 of the Code of the Village of Valley Stream requires a maximum width of all curb-cuts (depression and splays) of 40% of the total lot frontage width; whereas, proposed aggregate width of curb-cuts is 52% of the lot frontage width.

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, proposed accessory concrete parking area is located, in part, in the required front yard setback and vehicle parking is proposed thereon.

Section 99-2203.D.2.a of the Code of the Village of Valley Stream requires off-street parking spaces to have minimum dimensions of 8 feet in width by 20 feet in length; whereas, proposed driveway, and accessory concrete parking area is only 7.33 feet in width where vehicle parking is proposed thereon.

The subject premises is located on the north side of Elm Street, 150' east of the corner formed by the intersection of Broadway and Elm Street known as No. 147 Elm Street, 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 MR. DELUCIE MADE A MOTION TO DENY SECTION 99-2205.A.2, SECTION 99-2205.a.3 AND SECTION 99-2205.B.2 AND TO APPROVE SECTION 99-2203.D.2.A WITH CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Pizzolo**

- 1. Garage door must be removed.**
- 2. Curb cut in front of converted garage must be removed.**

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

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**Case No. 4101**

Dino Stallone, 5 Jackson Road, Valley Stream, New York

**Re: 5 Jackson Road, Valley Stream, New York**

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

Section 99-1802.B of the Code of the Village of Valley Stream requires side yard fences not to exceed 4' in height; whereas, proposed fence is 6' in height.

The subject premises is located on the north side of Jackson Road, 45' east of the corner formed by the intersection of Locust Street and Jackson Road known as No. 5 Jackson Road, 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Frusci**

- 1. Fence must be 5' total in height with top 1' lattice.**

**ROLL CALL:    Mr. Bond- yes**  
**Mr. Frusci- yes**  
**Mr. Pizzolo- yes**  
**Mr. DeLucie- no**  
**Mr. Panzarino- yes**

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**Case No. 4102**

West Jamaica Holdings LLC, 12 West Lincoln Avenue, Valley Stream, New York

**Re: 54 & 68 West Jamaica 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 to construct a 63 Multiple Family Dwelling.

The subject premises is located on the southwest corner of West Jamaica Avenue formed by the intersection of South Corona Avenue and West Jamaica Avenue known as No. 54 & 68 West Jamaica Avenue, 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 CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Frusci**

- 1. The rooftop terrace to be entirely non- smoking.**
- 2. The rooftop and street level landscaping to be maintained and replaced as necessary.**
- 3. Outdoor rooftop furniture must be stored away or adequately secured in the event of a storm.**

**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 7:30 p.m.

Jennifer Minori

Secretary to Board of Appeals