

**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 21, 2024**

Case No. M/D 6-07

Elizabeth Joy, 34 Ballard Avenue, Valley Stream, New York

Re: 34 Ballard 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 west side of Ballard Avenue, 150' south of the corner formed by the intersection of Wallace Court and Ballard Avenue known as No. 34 Ballard 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
Mr. Panzarino- yes**

Case No. M/D 1-06

Farah Faruqui, 412 Hendrickson Avenue, Valley Stream, New York

Re: 412 Hendrickson 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 south side of Hendrickson Avenue, 80.45' west of the corner formed by the intersection of Haven Avenue and Hendrickson Avenue known as No. 412 Hendrickson 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

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 WITH CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. DeLucie

- 1. Only two (2) cars are permitted to park on the subject property per Board of Zoning and Appeals approved plan dated March 28, 2006.**
- 2. Asphalt to be removed from the front yard area to comply with Village Code.**

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

Case No. M/D 2-14

Nathene Cruz, 169 Boden Avenue, Valley Stream, New York

Re: 169 Boden 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 Boden Avenue, 290.05' south of the corner formed by the intersection of Fir Street and Boden Avenue known as No. 169 Boden 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

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

Mr. Panzarino- yes

Case No. 4220

Matthew Hausser, 79 Foster Avenue, Valley Stream, New York

Re: 79 Foster Avenue, 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. 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 southeast corner of Foster Avenue formed by the intersection of Irving Place and Foster Avenue known as No. 79 Foster 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. Panzarino

- 1. New fence to be installed in line with the existing wood fence being removed on Irving Place.**

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

Case No. 4221

Wilnie Archin, 110 South Terrace Place, Valley Stream, New York

Re: 110 South Terrace Place, Valley Stream, New York

Application for a Variation from Section 99-1502.B of the Code of the Village of Valley Stream to construct a portico.

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

Section 99-1502.B of the Code of the Village of Valley Stream allows for 6 feet encroachment into the required 25 feet front yard setback; whereas, proposed portico is encroaching 15.7 feet into the required front yard setback.

The subject premises is located on the west side of South Terrace Place, 100' south of the corner formed by the intersection of West Valley Stream Blvd. and South Terrace Place known as No. 110 South Terrace Place, 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. Panzarino

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

Case No. 4222

Adriana Valladares Gordon, 101 Roeckel Avenue, Valley Stream, New York

Re: 101 Roeckel Avenue, Valley Stream, New York

Application for a Variation from Section 99-904.B.3.a of the Code of the Village of Valley Stream to install (2) accessory area way well structures for cellar windows as part of an application to finish existing cellar.

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 accessory area well structures for cellar windows have a side yard setback of 2 feet at North side property line.

The subject premises is located on the east side of Roeckel Avenue, 60' south of the corner formed by the intersection of Fairmount Street and Roeckel Avenue known as No. 101 Roeckel 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

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

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- no
Mr. Pizzolo- yes
Mr. DeLucie- yes
Mr. Panzarino- yes

Case No. 4223

Segundo Guiracocha, 119 Hoffman Street, Valley Stream, New York

Re: 119 Hoffman Street, Valley Stream, New York

Application for a Variation from Section 99-902.A.3 of the Code of the Village of Valley Stream to construct rear patio.

Section 99-902.A.3 of the Code of the Village of Valley Stream requires maximum rear yard coverage of 40% by aggregate building area of accessory buildings and structures; whereas, proposed rear yard coverage is 55%.

The subject premises is located on northeast corner of Hoffman Street formed by the intersection of North Terrace Place and Hoffman Street known as No. 119 Hoffman Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4224

Segundo Guiracocha, 119 Hoffman Street, Valley Stream, New York

Re: 119 Hoffman Street, Valley Stream, New York

Application for a Variation from Section 99-904.A, Section 99-1502.B, Section 99-904.B.1.c and Section 99-2205 of the Code of the Village of Valley Stream to construct a 2nd floor dormer addition and a 1 story front addition with an attached masonry deck/ porch.

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

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 dwelling 1-story front addition has a front yard setback of 14 feet along Hoffman Street.

Section 99-1502.B of the Code of the Village of Valley Stream requires decks/unenclosed porches to have a maximum front yard encroachment of 6 feet into the required front yard setback; whereas, proposed attached masonry deck/porch in the front yard encroaches 15 feet into the required front yard setback, along Hoffman Street.

Section 99-904.B.1.c of the Code of the Village of Valley Stream requires dwellings on a corner lot to have a minimum side yard setback of 5 feet; whereas, proposed 2nd story dormer addition has a side yard setback of 4.1 feet at North side property line.

Section 99-2205 of the Code of the Village of Valley Stream requires ingress and egress to off-street parking spaces to cause the least amount of impact on the vehicular and pedestrian traffic on the streets and sidewalks servicing such areas for safe maneuverability. The proposed layout of the driveway and curb-depression, along Hoffman Street, requires excessive vehicle maneuvering for ingress and egress to the off-street parking spaces, and has the potential to negatively impact the vehicular and pedestrian traffic on the adjacent streets and sidewalks.

The subject premises is located on northeast corner of Hoffman Street formed by the intersection of North Terrace Place and Hoffman Street known as No. 119 Hoffman Street, Valley Stream, New York.

RESERVED FOR WRITTEN DECISION.

Case No. 4165

Rand LI LLC, P.O. Box 239, Oyster Bay, New York

Re: 137-147 South Franklin Avenue, Valley Stream, New York

Correspondence received from applicant's attorney requesting a 12 month extension of time to obtain a building permit.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. PIZZOLO AND UNANIMOUSLY CARRIED THE BOARD APPROVED AN EXTENSION OF TIME TO MARCH 18, 2025.

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

Case No. 4163

Rizwan Ayoub, 98 Miriam Street, Valley Stream, New York

Re: 98 Miriam Street, 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 to comply with fence regulations for front yard areas on each property line and yard which is adjacent to a street not to exceed 3' in height; whereas, proposed fence is 6' in height. Fences not exceeding 4' in height shall be permitted along all other lot lines and yard areas; whereas, proposed fence is 6' in height.

The subject premises is located on the southeast corner of Miriam Street formed by the intersection of Forest Avenue and Miriam Street known as No. 98 Miriam 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

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

Case No's 4071/ 4072

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

Re: 6 Rockaway Avenue, Valley Stream, New York

Memo received by the Building Department advising the Board that the applicant never filed an application to amend its approvals or to reopen the matter in order for the Board to evaluate the additional off- street parking variance relief required for the uses at the site.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. FRUSCI AND UNANIMOUSLY CARRIED THE BOARD VOTED TO REOPEN THE MATTER FOR A REHEARING TO CONSIDER REVOCATION OF THE SPECIAL USE PERMIT AND FINAL SITE DEVELOPMENT PLAN APPROVAL.

Case No. 4164

Orlando Ponce, 69 Bell Street, Valley Stream, New York

Re: 69 Bell Street, Valley Stream, New York

Correspondence received from homeowner requesting approval of revised plan that requires no additional variances.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. PIZZOLO AND UNANIMOUSLY CARRIED THE BOARD APPROVED THE REVISED PLANS RECEIVED BY THE BUILDING DEPARTMENT ON MAY 16, 2024.

Upon a motion by Mr. Panzarino, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 7:45 p.m.

Jennifer Minori
Secretary to Board of Appeals