

**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 2, 2023**

Case No. M/D 2-99

Zulma Bohorquez, 6 Verona Place, Valley Stream, New York

Re: 6 Verona Place, 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 northwest corner of Verona Place formed by the intersection of Hamilton Place and Verona Place known as No. 6 Verona Place, 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. M/D 3-08

Dawn Stephens, 75 Cornwell Avenue, Valley Stream, New York

Re: 75 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 east side of Cornwell Avenue, 320' south of the corner formed by the intersection of Irving Place and Cornwell Avenue known as No. 75 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. Pizzolo

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

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Case No. 4166

Muhammad Khan, 48 Carl Street, Valley Stream, New York

Re: 48 Carl Street, Valley Stream, New York

Application for a Variation from Section 99-904.A of the Code of the Village of Valley Stream to construct a 2nd story addition with a cantilever.

Section 99-904.A of the Code of the Village of Valley Stream requires dwellings on a corner lot to have a minimum front yard setback for each street of 25 feet; whereas, proposed front yard setback of 2nd story addition is 15.3 feet along State Street.

The subject premises is located on the southeast corner of Carl Street formed by the intersection of State Street and Carl Street known as No. 48 Carl 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.

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

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Case No. 4167

Mahua Sehgal, 58 North Terrace Place, Valley Stream, New York

Re: 58 North Terrace Place, Valley Stream, New York

Application for a Variation from Section 99-1601.A.9 of the Code of the Village of Valley Stream to construct a rear 1- story addition for a sunroom.

Section 99-1601.A.9 of the Code of the Village of Valley Stream requires accessory detached garage buildings to be separated from the principal dwelling a minimum of 5 feet; whereas, proposed 1- story rear sunroom addition is separated from the existing detached garage by 4.2 feet.

The subject premises is located on the west side of North Terrace Place, 140.34' north of the corner formed by the intersection of Martens Avenue and North Terrace Place known as No. 58 North 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 WITH CONDITION SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Pizzolo

1. Fire-resistant construction shall be installed within the dwelling addition and detached garage in accordance with the 2020 Residential Code of New York State.

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

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Case No. 4168

Mahua Sehgal, 58 North Terrace Place, Valley Stream, New York

Re: 58 North Terrace Place, 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 construct an accessory attached egress well structure from 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 attached egress well structure from cellar has a side yard setback of 2 feet at the South side property line.

The subject premises is located on the west side of North Terrace Place, 140.34' north of the corner formed by the intersection of Martens Avenue and North Terrace Place known as No. 58 North 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. Pizzolo

**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 7:49 p.m.

Jennifer Minori
Secretary to Board of Appeals