

**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 7, 2024**

**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.

**RESERVED FOR WRITTEN DECISION.**

**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.

**RESERVED FOR WRITTEN DECISION.**

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**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.

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.

**RESERVED FOR WRITTEN DECISION.**

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**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.

**RESERVED FOR WRITTEN DECISION.**

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**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.**

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**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 2<sup>nd</sup> floor dormer addition and a 1 story front addition with an attached masonry deck/ porch.

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

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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.**

Upon a motion by Mr. Frusci, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 8:15 p.m.

Jennifer Minori  
Secretary to Board of Appeals

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