

**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  
November 14, 2023**

**Case No. M/D 12-08**

Mark Ramsarup, 212 Rockaway Parkway, Valley Stream, New York

**Re: 212 Rockaway Parkway, 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 Rockaway Parkway, 60' south of the corner formed by the intersection of West Euclid Street and Rockaway Parkway known as No. 212 Rockaway Parkway, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. M/D 3-11**

Olurotimi Diyaolu, 133 Buscher Avenue, Valley Stream, New York

**Re: 133 Buscher 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 northeast corner of Buscher Avenue formed by the intersection of Charles Court and Buscher Avenue known as No. 133 Buscher Avenue, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. M/D 1-96**

Jorge Hernandez, 233 Hendrickson Avenue, Valley Stream, New York

**Re: 233 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.

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The subject premises is located on the northeast corner of Hendrickson Avenue formed by the intersection of Grant Drive West and Hendrickson Avenue known as No. 233 Hendrickson Avenue, Valley Stream, New York.

**ADJOURNED TO DECEMBER 5, 2023**

**Case No. 4184**

Yehoshua Shlomowitz, 43 Valley Lane North, Valley Stream, New York

**Re: 43 Valley Lane North, Valley Stream, New York**

Application for a Variation from Section 99-1602.B.3, Section 99-1602.B.4, Section 99-802.A.4, Section 99-802.A.5 and Section 99-2205.B.3 of the Code of the Village of Valley Stream to maintain/ legalize accessory attached rear wood deck, interior alterations and convert attached garage into living space.

Section 99-1602.B.3 of the Code of the Village of Valley Stream requires decks to not be larger than 100 square feet in area (excluding 16 square feet for the area of one platform and stairs) when the deck is: attached to the principal building, platform level exceeds 30 inches above the adjacent grade, not higher than the 1st floor level of the building, and is installed at and around a doorway; whereas, proposed rear deck is: attached to the principal building, platform level is 42 inches above the adjacent grade, not taller than the 1st floor level, is installed at and around a doorway, and is 253.81 square feet in area (including the allowable 16 square feet exclusion).

Section 99-1602.B.4 of the Code of the Village of Valley Stream requires no deck shall encroach more than 6 feet into the required rear yard setback; whereas, proposed attached rear deck encroaches 19.92 feet into the required rear yard setback.

Section 99-802.A.4 of the Code of the Village of Valley Stream requires dwellings to have a maximum floor area ratio of 0.5; whereas, proposed floor area ratio is 0.57.

Section 99-802.A.5 of the Code of the Village of Valley Stream requires dwellings have a minimum open space ratio of 150%; whereas, proposed open space ratio is 122%.

Section 99-2205.B.3 of the Code of the Village of Valley Stream requires no vehicle be parked directly in front of the principal dwelling except for attached garages; whereas, existing attached garage is proposed to be converted to living space as part of the principal dwelling, and existing vehicle parking on driveway is located directly in front of the subject dwelling area.

The subject premises is located on the north side of Valley Lane North 1546.8' west of the corner formed by the intersection of Hungry Harbor Road and Valley Lane known as No. 43 Valley Lane North, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

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**Case No. 4188**

Krishna Seepersad, 115 East Maujer Street, Valley Stream, New York

**Re: 115 East Maujer 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 feet in height; whereas, proposed fence is 4 feet and 5 feet in height. Fences not exceeding 4 feet in height shall be permitted along all other lot lines and yard areas; whereas, proposed fence is 5 feet in height.

The subject premises is located on the northwest corner of East Maujer Street formed by the intersection of Albermarle Avenue and East Maujer Street known as No. 115 East Maujer Street, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

**Case No. 4189**

Jumshaid Hussain, 120 Meyer Avenue, Valley Stream, New York

**Re: 120 Meyer Avenue, Valley Stream, New York**

Application for a Special Use Permit from Section 99-2403.A.1.a of the Code of the Village of Valley Stream to construct a 2- story addition with interior alterations to a non- conforming two- family use dwelling.

Section 99-2403.A.1.a of the Code of the Village of the Valley Stream requires special use permit approval from the Board of Appeals to expand an existing non-conforming use, not to exceed 25% of the existing gross floor area of the building in which the non-conforming use is being conducted. The present two-family use dwelling is of non-conforming status in an R-1 zoning district. Previous variance case no. 1518 granted an expansion of 8.6% of the existing gross floor area under building permit no. 32672; whereas, proposed expansion of non-conforming two-family use dwelling is 58% of the existing gross floor area.

The subject premises is located on the south side of Meyer Avenue, 463.31' east of the corner formed by the intersection of Edna Place and Meyer Avenue known as No. 120 Meyer Avenue, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

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**Case No. 4190**

Brian Grady, 231 East Dover Street, Valley Stream, New York

**Re: 231 East Dover Street, Valley Stream, New York**

Application for a Variation from Section 99-904.C.2.a of the Code of the Village of Valley Stream to install a standby generator.

Section 99-904.C.2.a of the Code of the Village of Valley Stream requires a 25 feet rear setback for attached accessory structures; whereas, proposed standby generator is 20.2 feet from rear property line.

The subject premises is located on the north side of East Dover Street, 189.43' west of the corner formed by the intersection of Cornwell Avenue and East Dover Street known as No. 231 East Dover Street, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION.**

Upon a motion by Mr. Pizzolo, seconded by Mr. Frusci and unanimously carried the meeting was adjourned at 8:01 p.m.

Jennifer Minori  
Secretary to Board of Appeals