

**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  
October 17, 2023**

**Case No. 4179**

Nicholas Donaldson, 158 Ormonde Blvd., Valley Stream, New York

**Re: 158 Ormonde Blvd., Valley Stream, New York**

Application for a Variation from Section 99-1502.B of the Code of the Village of Valley Stream to legalize/ maintain pavers and stoop.

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

The subject premises is located on the west side of Ormonde Blvd., 220.15' south of the corner formed by intersection of Nottingham Avenue and Ormonde Blvd. known as No. 158 Ormonde Blvd., 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 MR. PIZZOLO MADE A MOTION TO DENY THIS APPLICATION.**

**SECONDED BY: Mr. Panzarino**

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

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**Case No. 4180**

Bibi K. Alladin, 51 Cumberland Place, Valley Stream, New York

**Re: 51 Cumberland Place, Valley Stream, New York**

Application for a Variation from Section 99- 1802.D of the Code of the Village of Valley Stream to legalize/ maintain 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 6 feet in height. Fences not exceeding 4 feet in height shall be permitting along all other lot lines and yard areas; whereas, proposed fence is 6' in height.

The subject premises is located on the northeast corner of Cumberland Place formed by the intersection of Beverly Place and Cumberland Place known as No. 51 Cumberland Place, Valley Stream, New York.

**MR. FRUSCI 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. Existing open fence style must be maintained is existing fence is repaired, and/ or removed and replaced with new fencing.

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

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**Case No. 4181**

Olga Alvarado, 87-16 217<sup>th</sup> Street, Queens Village, New York

**Re: 135 Copiague Street, Valley Stream, New York**

Application for a Variation from Section 99-1002.A.4 and Section 99-1002.A.5 of the Code of the Village of Valley Stream to legalize/ maintain finished basement for storage use with 2 piece toilet.

Section 99-1002.A.4 of the Code of the Village of Valley Stream requires maximum floor area ratio of 0.5; whereas, proposed floor area ratio is 0.51.

Section 99-1002.A.5 of the Code of the Village of Valley Stream requires a minimum open space ratio of 150%; whereas, proposed open space ratio is 132%.

The subject premises is located on the north side of Copiague Street, 43.77' west of the corner formed by the intersection of Lyon Street and Copiague Street known as No. 135 Copiague Street, 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 MR. PIZZOLO MADE A MOTION TO DENY THIS APPLICATION.**

**SECONDED BY: Mr. Panzarino**

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

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**Case No. 4182**

Camelia Amador, 154 Horton Avenue, Valley Stream, New York

**Re: 154 Horton Avenue, Valley Stream, New York**

Application for a Variation from Section 99-1802.B of the Code of the Village of Valley Stream erect a 6' 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 is 6' in height.

The subject premises is located on the west side of Horton Avenue, 175' north of the corner formed by the intersection of Delmonico Place and Horton Avenue known as No. 154 Horton Avenue, 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 CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Frusci**

1. A five- foot fence shall be permitted in both side yards.
2. Top one foot of five foot fence shall be lattice.

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

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**Case No. 4183**

Deirdre Marin, 191 Emerson Place, Valley Stream, New York

**Re: 191 Emerson Place, Valley Stream, New York**

Application for a Variation from Section 99-1802.D of the Code of the Village of Valley Stream erect a 6' 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 6 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 6 feet in height.

The subject premises is located on the southeast corner of Emerson Place formed by the intersection of East Chester Street and Emerson Place known as No. 191 Emerson Place, Valley Stream, New York.

**MR. FRUSCI 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 CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.**

**SECONDED BY: Mr. Pizzolo**

1. A six- foot fence shall be permitted.
2. Top one foot of six- foot fence shall be lattice.
3. Fence shall be installed two feet from the sidewalk along East Chester Street.
4. There shall be no outdoor storage of materials or vehicles within the enclosed fenced areas.

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

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**Case No. 4185**

Mohammed Khaleelullah, 238 Stuart Road, Valley Stream, New York

**Re: 238 Stuart Road, Valley Stream, New York**

Application for a Variation from Section 99-902.A.4, Section 99-902.A.5, Section 99-2205.B.3 and Section 99-2205.4 of the Code of the Village of Valley Stream to construct a 2<sup>nd</sup> story addition, 2- story addition, convert existing attached garage to living space, with interior alterations and a front portico.

Section 99-902.A.4 of the Code of the Village of Valley Stream requires a maximum floor area ratio of 0.5; whereas, proposed floor area ratio is 0.67.

Section 99-902.A.5 of the Code of the Village of Valley Stream requires a minimum open space ratio of 150%; whereas, proposed open space ratio is 98.6%.

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; whereas, existing attached garage is proposed to be converted to living space, and, vehicle parking is proposed directly in front of the subject dwelling area.

Section 99-2205.4 of the Code of the Village of Valley Stream requires driveways to not be located nearer than 2 feet from any side yard property line; whereas, existing/proposed driveway is located on the South side property line - no setback.

The subject premises is located on the west side of Stuart Road, 50' north of the corner formed by the intersection of Peninsula Blvd. and Stuart Road known as No. 238 Stuart Road, Valley Stream, New York.

**RESERVED FOR WRITTEN DECISION**

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**Case No. 4186**

Katrina & Khary Pitt, 435 West Valley Stream Blvd., Valley Stream, New York

**Re: 435 West Valley Stream Blvd., Valley Stream, New York**

Application for a Variation from Section 99-904.B.a of the Code of the Village of Valley Stream to maintain/ legalize finished basement.

Section 99-904.B.a of the Code of the Village of Valley Stream requires a minimum side yard setback of 5 feet; whereas, existing egress well side yard setback is 2.17 feet.

The subject premises is located on the north side of West Valley Stream Blvd., 100' west of the corner formed by the intersection of South Terrace Place and West Valley Stream Blvd. known as No. 435 West Valley Stream Blvd., Valley Stream, New York

**MR. FRUSCI 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- yes  
Mr. Pizzolo- yes  
Mr. DeLucie- absent  
Mr. Panzarino- yes**

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**Case No. 4038**

The promenade 360 LLC, 49 North Central Avenue, Valley Stream, New York

**Re: 360A & 362 West Merrick Road, Valley Stream, New York**

Correspondence received from owner requesting approval of revised site plan.

**UPON A MOTION BY MR. PIZZOLO THE BOARD APPROVED THE REVISED SITE PLAN SUBJECT TO THE FOLLOWING CONDITION:**

1. A revised landscape plan and lighting plan shall be submitted for review and approval by the Board prior to issuance of a building permit.

**SECONDED BY: Mr. Panzarino**

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

**Case No. 4033**

Maximus of Valley Stream LLC, 489 West Merrick Road, Valley Stream, New York

**Re: 489 West Merrick Road, Valley Stream, New York**

Correspondence received from owner requesting approval of revised site plan.

**UPON A MOTION BY MR. PIZZOLO THE BOARD APPROVED THE REVISED SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Vehicles shall only be parked in designated parking spaces/ stalls.
2. There shall be no parking of vehicles along the east side of the property.

**SECONDED BY: Mr. Panzarino**

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

Upon a motion by Mr. Panzarino, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 8:00 p.m.

Jennifer Minori  
Secretary to Board of Appeals