

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 3, 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.

RESERVED FOR WRITTEN DECISION.

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. Fenced 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.

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Case No. 4181

Olga Alvarado, 87-16 217th 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.

RESERVED FOR WRITTEN DECISION.

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.

RESERVED FOR WRITTEN DECISION.

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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.

RESERVED FOR WRITTEN DECISION.

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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.

ADJOURNED TO NOVEMBER 14, 2023

Incorporated Village of Valley Stream
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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 2nd 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

RESERVED FOR WRITTEN DECISION.

Upon a motion by Mr. Pizzolo, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 8:32 p.m.

Jennifer Minori
Secretary to Board of Appeals