

**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
September 20, 2022**

Case No. 4126

Nishan Singh, 1040 Rockaway Avenue, Valley Stream, New York

Re: 1040 Rockaway Avenue, Valley Stream, New York

Application for a Variation from Section 99-904.C.1 of the Code of the Village of Valley Stream to construct a 2 - story rear addition- as part of an application to: construct 2nd story additions, convert existing attached garage to living space, construct an accessory rear wood deck, construct an accessory front portico, construct a detached 2- car garage, with interior alterations to existing dwelling.

Section 99-904.C.1 of the Code of the Village of Valley Stream requires dwellings to have a minimum rear yard setback of 25 feet; whereas, proposed rear yard setback of 2-story addition is 15.6 feet.

The subject premises is located on the south side of Rockaway Avenue, 102.86' west of the corner formed by the intersection of Horton Road and Rockaway Avenue known as No. 1040 Rockaway Avenue, 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. Grass to be restored in front and on the side of converted garage.

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

Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142

Case No. 4131

Denise Aponte, 120 Bismark Avenue, Valley Stream, New York

Re: 120 Bismark 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' in height, whereas, proposed fence is 6' in height. Fences not exceeding 4' in height shall be permitted 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 Bismark Avenue formed by the intersection of Delmonico Place and Bismark Avenue known as No. 120 Bismark Avenue, 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 CONDITIONS SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Pizzolo

1. Maintain existing landscaping.
2. Fence to be installed behind landscaping.
3. The top 1' of 6' fence to be lattice facing Bismark Avenue.

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

**Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142**

Case No. 4132

Lois- Ann Anderson, 165 Wheeler Avenue, Valley Stream, New York

Re: 165 Wheeler Avenue, Valley Stream, New York

Application for a Variation from Section 99-1802.B of the Code of the Village of Valley Stream to erect a fence.

Section 99-1802.B of the Code of the Village of Valley Stream requires side yard fences not to exceed 4 feet in height; whereas, proposed fence is 6 feet in height.

The subject premises is located on the north side of Wheeler Avenue, 301.24' east of the corner formed by the intersection of Lamberson Street and Wheeler Avenue known as No. 165 Wheeler 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

SECONDED BY: Mr. Frusci

**ROLL CALL: Mr. Bond- yes
Mr. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- no
Mr. Panzarino- yes**

**Incorporated Village of Valley Stream
123 South Central Avenue
Valley Stream, New York 11580
Board of Zoning and Appeals
516-592-5142**

Case No's 3908/ 3909/ 4064/ 4065

Kay Development LLC, 420 North Corona Avenue, Valley Stream, New York

Re: 46-54 Roosevelt Avenue, Valley Stream, New York

Correspondence received from owner requesting approval of revised site plan.

UPON A MOTION BY MR. PIZZOLO, SECONDED BY MR. FRUSCI THE BOARD APPROVED THE REVISED SITE PLAN WITH CONDITION SUBJECT TO BUILDING DEPARTMENT REVIEW.

1. No barbequing on property.

**ROLL CALL: Mr. Bond- yes
Mr. Frusci- yes
Mr. Pizzolo- yes
Mr. DeLucie- no
Mr. Panzarino- yes**

Case No's 3852/ 3853

Vincent Belluccia, 180 Lefferts Road, Woodmere, New York

Re: 950 Rockaway Avenue, Valley Stream, New York

Correspondence received from owner requesting an extension of time to obtain a building permit.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. PANZARINO AND UNANIMOUSLY CARRIED THE BOARD APPROVED AN EXTENSION OF TIME TO MARCH 20, 2023 TO OBTAIN A BUILDING PERMIT.

Upon a motion by Mr. DeLucie, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 7:43 p.m.

Jennifer Minori

Secretary to Board of Appeals