

**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
February 15, 2022**

Case No. M/D 2-05

Angel Chumpitaz, 82 Sunset Road, Valley Stream, New York

Re: 82 Sunset Road, 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 southeast corner of Sunset Road formed by the intersection of Hendrickson Avenue and Sunset Road known as No. 82 Sunset Road, Valley Stream, New York.

MR. DELUCIE MADE A MOTION TO CLASSIFY THE RENEWAL OF SPECIAL USE PERMIT APPLICATION AS AN UNLISTED ACTION UNDER THE MEANING OF SEQRA WHICH IS HEREBY DETERMINED NOT TO HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT AND MR. DELUCIE MAD A MOTION TO DENY THIS APPLICATION, SECONDED BY MR. PIZZOLO

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

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Case No's 3908/ 3903

Ijo Grayevsky, 239 Barrett Road, Lawrence, New York

Re: 867 West Merrick Road, Valley Stream, New York

Correspondence received from applicant requesting removal of Condition No. 2 from written decision dated September 17, 2019 to avoid Nassau County 239F Review/ Approval.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. PIZZOLO AND UNANIMOUSLY CARRIED THE BOARD APPROVED REMOVING CONDITION NO. 2 FROM WRITTEN DECISION DATED SEPTEMBER 17, 2019. ALL OTHER CONDITIONS REMAIN, AS FOLLOWS:

- 1. Parking spaces 18 and 19 must be eliminated.**
- 2. *** REMOVED *****
- 3. Remove all illegal signage.**
- 4. Remove trash container on Ocean Avenue.**

Case No. 4074

A&S Fianacial LLC, 771 West Merrick Road, Valley Stream, New York

Re: 771 West Merrick Road, Valley Stream, New York

Application for Waiver of Site Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream to construct an exterior handicap accessible entrance ramp and install shutter door.

The subject premise is locate don't he northwest corner of West Merrick Road formed by the intersection of Ormonde Blvd. and West Merrick Road known as No. 771 West Merrick Road, Valley Stream, New York.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. FRUSCI AND UNANIMOUSLY CARRIED THE BOARD DENIED THE REQUEST TO WAIVE THE PUBLIC HEARING.

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Case No. 4075

Home Builders of Long Island LLC, 2631 Merrick Road, Suite 406, Bellmore, New York

Re: 233 Munro Blvd., Valley Stream, New York
Section 39 Block 17 Lots 313, pt. 10 & pt. 112

Application for Waiver of Site Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream to construct a 2 ½ story single- family dwelling with attached garage.

The subject premises is located on the southwest corner of Munro Blvd. formed by the intersection of Roland Place and Munro Blvd. known as No. 233 Munro Blvd., Valley Stream, New York.

MR. DELUCIE MADE A MOTION TO CLASSIFY THIS APPLICATION AS AN UNLISTED ACTION UNDER THE MEANING OF SEQRA WHICH IS HEREBY DETERMINED NOT TO HAVE SIGNIFICANT IMPACT ON THE ENVIRONMENT AND TO APPROVE CONTINGENT ON COMPLIANCE WITH THE FOLLOWING CONDITIONS CONTAINED IN VILLAGE PLANNING BOARD DECISION NO. 2-21, AND SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION:

1. After the written decision of the Planning Board has been received, the applicant must record two deeds in the Nassau County Clerk's office for the newly subdivided lots;
2. Proof of recording of said deeds must be submitted to the Planning Board of the Incorporated Village of Valley Stream within 180 days of the applicant's receipt of the written decision of the Planning Board of the Incorporated Village of Valley Stream;
3. After the written decision of the Planning Board has been received, the applicant must apply for a Certificate of Apportionment from the Nassau County Department of Assessment for the designation of new lot descriptions of the new subdivided lots;
4. A copy of the Nassau County Department of Assessment Certificate of Apportionment must be filed with the Planning Board of the Incorporated Village of Valley Stream within 180 days of the applicant's receipt of the written decision of the Planning Board of the Incorporated Village of Valley Stream; and
5. The failure to comply with the above conditions will result in the denial of an application for any building permits.

SECONDED BY: Mr. Panzarino

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

Upon a motion by Mr. DeLucie, seconded by Mr. Pizzolo and unanimously carried the meeting was adjourned at 7:38 p.m.

Jennifer Minori

Secretary to Board of Appeals