

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
June 20, 2023

Case No. 4170

Chen Management Realty LLC, Tony Chen, 1019 Atlantic Avenue, Baldwin, New York

Re: 206 Rockaway Avenue, Valley Stream, New York

Application for a Special Use Permit from Section 99-1201.J.1 and Section 99-2008.B.24.i and Application for a Variation from Section 99-1204.B.2.c, Section 99-2202.C, Section 99-2202.E and Section 99-2202.F of the Code of the Village of Valley Stream to construct a 1- story addition to existing commercial building, a rear handicap accessible ramp, an exterior stairway to cellar and change use and occupancy of 1st floor to restaurant/ tavern with interior alterations.

Section 99-1201.J.1 of the Code of the Village of Valley Stream requires special use permit approval from the Board of Appeals for Restaurant/Tavern use.

Section 99-2008.B.24.i of the Code of the Village of Valley Stream requires a separate special use permit approval for a restaurant/tavern use that also constitute a place of public assembly; whereas, proposed restaurant/tavern use also constitutes a place of public assembly.

Section 99-1204.B.2.c of the Code of the Village of Valley Stream requires buildings and accessory structures to have a minimum side/rear yard setback of 5 feet; whereas, proposed: 1-story addition and handicap accessible ramp have a side yard setback of 0.5 feet at North side property line, 1-story addition and exterior stairway to cellar have a side yard setback of 0.6 feet at South side property line, and, handicap accessible ramp has a rear yard setback of 0.2 feet at rear property line.

Sections 99-2202.C and 99-2202.E of the Code of the Village of Valley Stream require enlargements of existing buildings, and, a change of use of an existing building, to comply with the off-street parking requirements of this chapter. Proposed enlargement, and, proposed use of 1st floor of building (restaurant/tavern) requires 25 off-street parking spaces; whereas, no off-street parking is provided. In addition, section 99-2202.F requires buildings with multiple uses to comply with the off-street parking requirements of this chapter for each use. Existing/proposed building will have a restaurant/tavern use on the 1st floor, and, a single-family dwelling unit on the 2nd floor, which requires a total of 27 off-street parking spaces; whereas, no off-street parking is provided.

The subject premises is located on the west side of Rockaway Avenue, 150' north of the corner formed by the intersection of West Hawthorne Avenue and Rockaway Avenue known as No. 206 Rockaway Avenue, Valley Stream, New York.

MR. PIZZOLO 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 SUBJECT TO FINAL APPROVAL BY THIS BOARD OF THE WRITTEN DECISION.

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SECONDED BY: Mr. Frusci

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

Case No. 4171

Chen Management Realty LLC, Tony Chen, 1019 Atlantic Avenue, Baldwin, New York

Re: 206 Rockaway Avenue, Valley Stream, New York

Application for Final Site Development Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream.

The subject premises is located on the west side of Rockaway Avenue, 150' north of the corner formed by the intersection of West Hawthorne Avenue and Rockaway Avenue known as No. 206 Rockaway Avenue, Valley Stream, New York.

MR. PIZZOLO 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 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- yes
Mr. Panzarino- yes**

Upon a motion by Mr. DeLucie, seconded by Mr. Panzarino and unanimously carried the meeting was adjourned at 6:45 p.m.

Jennifer Minori
Secretary to Board of Appeals