

**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
November 15, 2022**

Case No. 4022

Sunrise Valley Stream LLC, Fen Ling, 99 Fourth Street, Valley Stream, New York

Re: 99 Fourth Street, Valley Stream, New York

Correspondence received from engineer requesting approval of revised site plan dated November 2, 2022.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. FRUSCI AND UNANIMOUSLY CARRIED THE BOARD APPROVED THE REVISED SITE PLAN DATED NOVEMBER 2, 2022.

Case No. 3923

220 Merrick LLC, 210 East Merrick Road, Valley Stream, New York

Re: 220 East Merrick Road, Valley Stream, New York

Correspondence received from expediter requesting approval of revised site plan received by the Building Department on October 24, 2022.

UPON A MOTION BY MR. PIZZOLO, SECONDED BY MR. DELUCIE AND UNANIMOUSLY CARRIED THE BOARD APPROVED THE REVISED SITE PLAN RECEIVED BY THE BUILDING DEPARTMENT ON OCTOBER 24, 2022.

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Case No. 3998

Ultimate Valley Holdings LLC, Adam Asher, 7600 Jericho Turnpike, Suite 110, Woodbury, New York

Re: 34 West Sunrise Highway, Valley Stream, New York

Correspondence received from owner requesting approval of revised site plan.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. PIZZOLO, THE BOARD APPROVED REVISED SITE PLAN WITH CONDITIONS.

1. The Applicant must obtain and maintain a license from the American Legion Post 854 (the "Legion") to maintain the dumpster in the abutting parking lot to the south, subject to any restrictions and/or other conditions set forth by the Legion in connection with such license agreement. The Applicant shall bear all costs associated with the license agreement. No Certificate of Occupancy/Completion shall be issued until absolute compliance has been proven to the Village Building Department.
2. The Applicant is responsible for renewing the license agreement for as long as the Applicant shall operate. If the Applicant is unable to obtain or maintain said license agreement, the Applicant shall apply to this Board for a modification of Condition 1.
3. The site plan approval and variance(s) set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the Applicant is not in compliance with these conditions, then the site plan approval and the variance(s) shall terminate, and the Applicant must make a new application to the Board in order to continue the uses at the subject premises.

ROLL CALL: Mr. Bond- yes
Mr. Frusci- recuse
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 7:10 p.m.

Jennifer Minori

Secretary to Board of Appeals