

**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 19, 2023**

Case No. M/D 6-05

Yung Ching Pang, 125 Rockaway Parkway, Valley Stream, New York

Re: 125 Rockaway Parkway, 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 Rockaway Parkway formed by the intersection of East Maujer Street and Rockaway Parkway known as No. 125 Rockaway Parkway, 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 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- absent
Mr. DeLucie- yes
Mr. Panzarino- yes**

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Case No. M/D 3-10

Sonia Nesbeth & Yvette Nesbeth, 14 West Oxford Street, Valley Stream, New York

Re: 14 West Oxford Street, 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 south side of West Oxford Street, 60' west of the corner formed by the intersection of Rockaway Parkway and West Oxford Street known as No. 14 West Oxford Street, 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 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- absent
Mr. DeLucie- yes
Mr. Panzarino- yes**

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Case No. M/D 10-08

Jacqueline Cronin, 159 West Valley Stream Blvd., Valley Stream, New York

Re: 159 West Valley Stream Blvd., 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 northeast corner of West Valley Stream Blvd. formed by the intersection of Verona Place and West Valley Stream Blvd. known as No. 159 West Valley Stream 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 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- absent
Mr. DeLucie- yes
Mr. Panzarino- yes**

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Case No. M/D 4-05

Raymond Diaz, 166 East Argyle Street, Valley Stream, New York

Re: 166 East Argyle Street, 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 south side of East Argyle Street, 153.98' east of the corner formed by the intersection of Emerson Place and East Argyle Street known as No. 166 East Argyle Street, 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 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- absent
Mr. DeLucie- yes
Mr. Panzarino- yes**

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Case No. M/D 6-08

Jean Baptiste Joseph, 296 West Jamaica Avenue, Valley Stream, New York

Re: 296 West Jamaica Avenue, 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 south side of West Jamaica Avenue, 140' east of the corner formed by the intersection of Bucknell Road and West Jamaica Avenue known as No. 296 West Jamaica Avenue, 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 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- absent
Mr. DeLucie- yes
Mr. Panzarino- yes**

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Case No. 4177

Elias Properties, 500 North Broadway, Jericho, New York

Re: 140 West Merrick Road, Valley Stream, New York

Application for a Variation from Section 99-3405.A.10 and Section 99-3405.B.iii.5 of the Code of the Village of Valley Stream to maintain installed graphics on storefront windows.

Section 99-3405.A.10 of the Code of the Village of Valley Stream requires the use of screening devices such as blinds, shades, curtains, shutters, or other devices to be installed on the inside of the windows, when necessary to restrict views of the interior commercial space. The original sizes, multi-pane divisions, and shapes of the display windows shall be preserved; whereas, the existing storefront display windows are proposed to be screened using vinyl graphics affixed to the windows.

Section 99-3405.B.iii.5 of the Code of the Village of Valley Stream requires permanent display-window or door-mounted informational signs to not exceed one square foot in area; whereas, proposed informational signage affixed to the storefront entrance doors is 3.56 square feet in area.

The subject premises is located on the southwest corner of West Merrick Road formed by the intersection of Hicks Street and West Merrick Road known as No. 140 West Merrick Road, 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 MR. DELUCIE MADE A MOTION TO DENY THIS APPLICATION, SECONDED BY MR. PANZARINO

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

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Case No. 3999/ 4000

Newman Realty Company, 143 Soundview Drive, Port Washington, New York

Re: 330 North Central Avenue, Valley Stream, New York

Correspondence received from Architect requesting an extension of time to obtain a Building Permit.

UPON A MOTION BY MR. FRUSCI, SECONDED BY MR. PANZARINO THE BOARD APPROVED A 12-MONTH EXTENSION OF TIME UNTIL MARCH 17, 2024 TO OBTAIN A BUILDING PERMIT.

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

Case No's 3970/ 3971

Bethlehem Assembly of God, 188 Rockaway Avenue, Valley Stream, New York

Re: 12 East Fairview Avenue, Valley Stream, New York

Correspondence received from attorney requesting approval of revised site plan and modification of Condition No's 2 and 3 of written decision dated April 19, 2022.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. PANZARINO THE BOARD APPROVED THE REVISED SITE PLAN AND MODIFICATION OF CONDITION NO'S 2 AND 3 OF WRITTEN DECISION DATED APRIL 19, 2022.

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

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Case No. 4187

Elias Properties Valley Stream 130 LLC, 500 North Broadway, Jericho, New York

Re: 130-168 West Merrick Road, Valley Stream, New York

Application for waiver of Final Site Plan Review/ Approval per Article XXVII of the Code of the Village of Valley Stream to resurface and restripe parking lot, and construct handicap accessible ramps.

UPON A MOTION BY MR. DELUCIE, SECONDED BY MR. FRUSCI THE BOARD APPROVED THE WAIVER OF FINAL SITE PLAN REVIEW WITH THE CONDITION OF SUBMITTING A FINAL LANDSCAPING PLAN.

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

Upon a motion by Mr. Panzarino, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 7:20 p.m.

Jennifer Minori
Secretary to Board of Appeals