

**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  
January 4, 2022**

**Case No. M/D 6-91**

Daniel & Olivia Kentler, 2 Verona Place, Valley Stream, New York

**Re: 2 Verona Place, 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 west side of Verona Place, 100' north of the corner formed by the intersection of Hamilton Place and Verona Place known as No. 2 Verona Place, 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. Panzarino**

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

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**Case No. M/D 6-06**

Giovanni Pisciotta, 22 Meyer Avenue, Valley Stream, New York

**Re: 22 Meyer 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 southeast corner of Meyer Avenue formed by the intersection of Benedict Avenue and Meyer Avenue known as No. 22 Meyer 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. Pizzolo**

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

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**Case No. 4055**

Lorraine Vaskovich, 36 Austin Street, Valley Stream, New York

**Re: 36 Austin Street, Valley Stream, New York**

Application for a Variation from Section 99-902.A.3 and Section 99-904.B.1.a of the Code of the Village of Valley Stream to construct 2- story rear addition to existing single- family dwelling.

Section 99-902.A.3 of the Code of the Village of Valley Stream requires a maximum rear yard coverage by aggregate building area of accessory buildings and structures of 30%; whereas, proposed rear yard coverage by accessory buildings and structures is 40.15%.

Section 99-904.B.1.a of the Code of the Village of Valley Stream requires dwellings to have a minimum side yard setback of 5 feet; whereas, proposed side yard setback of 2- story addition is 4.8 feet at east side property line.

The subject premises is located on the south side of Austin Street, 412.59' west of the corner formed by the intersection of Fletcher Avenue and Austin Street known as No. 36 Austin Street, 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. DeLucie**

- 1. Fire rated sheetrock to be installed in garage.**

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

Upon a motion by Mr. Pizzolo, seconded by Mr. DeLucie and unanimously carried the meeting was adjourned at 8:30 p.m.

Oceania Diodato- Khan  
Acting Secretary to Board of Appeals