

**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
August 1, 2023**

Case No. 4178

Dainion Nolan, 403 Rockaway Parkway, Valley Stream, New York

Re: 403 Rockaway Parkway, Valley Stream, New York

Application for a Variation from Section 99-904.C.1 and Section 99-904.B.1.a of the Code of the Village of Valley Stream to construct a 2nd floor addition.

Section 99-904.C.1 of the Code of the Village of Valley Stream requires dwellings to have a minimum rear yard setback of 25 feet; whereas, proposed rear yard setback of 2nd story addition is 24.17 feet.

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 the 2nd floor addition is 4.67 feet at the North side property line.

The subject premises is located on the east side of Rockaway Parkway, 55' south of the corner formed by the intersection of Lamberson Street and Rockaway Parkway known as No. 403 Rockaway Parkway, Valley Stream, New York.

MR. DELUCIE 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. Pizzolo

**ROLL CALL: Mr. Bond- yes
Mr. Frusci- yes
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 7:36 p.m.

Jennifer Minori
Secretary to Board of Appeals