**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: May 1, 2019**

**Pursuant to the provisions of Chapter 340**

**Rockville Centre Village Code NOTICE**

**IS HEREBY GIVEN that the Board of Appeals**

**of the Village of Rockville Centre will hold a**

**Zoning Appeals Hearing at the Eugene J. Murray Village Hall**

**1 College Place, Rockville Centre at 7:30 p.m.**

**LEGAL NOTICE**

**May 1st, 2019 at 7:30 PM**

**Case # 21-2019 - Joseph J. Buckheit**

To construct a two story rear addition with lot coverage of 34.2% where 30% is the maximum allowable, impervious surface area of 63.1% where 45% is the maximum allowable, an F.A.R. of 52.6% where 50% is the maximum allowable, and a side yard setback of 5.3’ where 8.0’ feet is the minimum required within a Residence A district.

**Premises known as 57 Vernon Avenue**

**Case # 22-2019 - Thomas & Michelle Quinlan**

To construct a one story rear addition with roofed over portico and interior alterations with proposed impervious surface coverage of 53% where 45.0% is the maximum allowable, with a proposed rear yard setback of 16.2 feet to the roofed over portico and 18.2 feet to the rear addition where 25.0 feet is the minimum required within a Residence A district lot.

**Premises known as 83 Strathmore Lane**

**Case # 23-2019 - Grotto**

To convert a Retail Store to a Restaurant in a “Business A District” where a previous variance, case #02-2014, was granted requires and extension of time from the Board of Appeals.

**Premises known as 273 Sunrise Highway**

**Case # 24-2019 - Dan Henry**

To construct a one story addition with lot coverage of 36.3% where 30% is the maximum allowable, impervious surface coverage of 54.18% where 45% is the maximum allowable, FAR of 46.5% where 42% is the maximum allowable, and a setback of 0.1 feet where 20.0 feet is minimum required in the yard opposite the greatest setback on a corner lot in a Residence A district.

**Premises known as 382 Lakeview Avenue**

**Case # 25-2019 - Richard Mc Quillen**

To construct a first and second story addition with interior alterations to a two family dwelling which requires Board of Appeals approval within a Residence A district.

**Premises known as 120 Powell Avenue**

**Case # 26-2019 - Paul & Norma Nunez**

To construct an in-ground swimming pool 14’ x 24’ with lot coverage of 31.63% where 30.0% is the maximum allowable, impervious surface coverage of 47.2% where 45% is the maximum allowable, a side yard setback of 7.0 feet where 10.0 feet is the minimum required, and a setback from the main dwelling of 7.0 feet where 8.0 feet is the minimum required within a Residence A district.

**Premises known as 18 Brouwer Lane**

**Work Session: (Continued from April 3rd)**

**Case # 19-2019 – Allison Spillane**

To construct a two story rear addition and interior alterations with proposed impervious surface coverage of 53% where 45.0% is the maximum allowable, with a proposed rear yard setback of 23.5 feet where 25 is the minimum required, and with a proposed setback of 4.6 feet to the detached garage where 8.0 feet is the minimum required within a Residence A district lot.

**Premises known as 25 Hampshire Road**

**Dated: April 17, 2019**

**BOARD OF APPEALS OF THE VILLAGE OF**

**ROCKVILLE CENTRE, Rockville Centre, New York**

**J. Robert Schenone, Chairman**

**Patrick D. O’Brien, Secretary**

**Information and records for appeals cases are**

**available at the Office of the Secretary of the**

**Board of Appeals, 110 Maple Avenue, RVC, NY**