**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: April 10, 2024**

**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 7:00 p.m.**

**LEGAL NOTICE**

**April 10th, 2024 at 7:00 PM**

**Case # 33-2023 – Michael Morash / Sunrise One LLC**

To construct a self-storage building, with in a "Business A District" which requires one hundred twenty-four (124) parking spaces where nine (9) spaces are provided, and with a building height of six stories 57 feet 6 inches where three stories 36 feet is permitted, and a parapet height of 4 feet 6 inches where 3 feet is permitted.

**Premises known as 415 Ocean Avenue**

**Case # 12-2024 – Reiffman Holdings LLC**

To construct a professional medical building, within a “Business A District” which requires three hundred sixty-eight (368) parking spaces where 81 conforming parking spaces and seventy-six (76) non-conforming spaces are provided is subject to a Substantial Occupancy Permit from the Board of Appeals.

**Premises known as 486, 490, & 500 Sunrise Highway**

**Case # 16-2024 – Pasquale Rao**

To construct a two-story front addition, second story rear addition, and front portico with a proposed F.A.R of 48.6% where 42.0% is the maximum allowable, and proposed side yards of 6.9 feet and 4.9 feet where 8.0 feet is the minimum required with an aggregate side yard of 11.9 feet where 12.4 feet is the minimum required within a Residence A district.

**Premises known as 2 Buckminster Road**

**Case # 18-2024 – Marco Semilia**

To construct a 12’ x 28’ in-ground pool with a proposed lot coverage of 36.4% where 30% is the maximum allowable within a Residence A district.

**Premises known as 59 Argyle Place**

**Dated: March 26, 2024**

**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**