**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: January 10th, 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**

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

**Case # 32-2023 - Richard and Michelle Freel**

To construct a one-story rear addition with a proposed side yard setback of 4.75 feet where 8.0 feet is the minimum required, and a rear yard setback of 12.0 feet where 25.0 is the minimum required within a Residence A district.

**Premises known as 16 Blenheim Ct.**

**Case # 1-2024 - Edward & Patricia Jackson**

For a building permit to maintain a finished basement and construct interior alterations with a proposed three-piece bathroom including a shower below the first floor within a Residence A district lot.

**Premises known as 17 Vassar Place**

**Case # 2-2024 - Lisamarie LoGiudice**

To maintain a trellis in the side yard with setbacks of 0.9 feet to the side property line where 4.0 feet is the minimum required, and a pergola in the rear yard with a setback of 4.5 feet to the pool water line where 6.0 feet is the minimum required within a Residence A district.

**Premises known as 202 Princeton Rd.**

**Case # 3-2024 - Stephen & Stephanie Fischetti**

To construct a 10.8’ x 20.8’ in-ground pool with a setback of 5.0 feet to the rear property line where 10.0 feet is the minimum required, a setback to the main dwelling of 5.0 feet where 8.0 feet is the minimum required, and pool equipment 3.0 feet from the property line where 10.0 feet is the minimum required within a Residence A district.

**Premises known as 235 So Park Ave.**

**Case #5-2024 -Ryan & Carolyn St. John**

To construct an attached garage, convert existing attached garage to living space, and a rear second story addition over existing first story with a proposed principal lot coverage of 28.4% where 25.0% is the maximum allowable, impervious surface coverage of 48.0% where 45% is the maximum allowable, floor area ratio of 46.7% where 42.0% is the maximum allowable, an aggregate side yard setback of 16.34 feet where 20.0 feet is the minimum required, and a rear yard setback to the second story addition of 20.33 feet where 25.0 feet is the minimum required within a Residence A district.

**Premises known as 85 Stratford Rd.**

**Public Work Session:**

**Case # 40-2022 – WMG Rockville Owner LLC**

Extension of time request to obtain building permits and begin construction by May 2024, which requires approval from the Board of Appeals.

**Premises known as 117 North Long Beach Road**

**Dated: January 4, 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**