**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: November 3, 2021**

**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**

**November 3, 2021 at 7:00 PM**

**Case # 41-2021 – Mary Soehner**

To maintain a front portico including platform and steps, and a rear yard wood deck with a proposed front yard setback of 18 feet 3.25 inches to the front portico where 21.0 feet is the minimum required, a unenclosed platform that extends 9 feet .75 inches from the principal dwelling where 4.0 feet is the maximum allowable, unenclosed entrance steps which extend 9 feet .75 inches from the principal dwelling where 7.0 feet is the maximum allowable, and a setback from the rear deck to a detached garage of 5 feet 2 inches where 6.0 feet is the minimum required within a Residence A district.

**Premises known as 200 Brower Avenue**

**Case # 42-2021 – Robert & Anne Daly**

To construct a second story addition over existing first story and a covered front porch with a proposed lot coverage of 33.2% where 30% is the maximum allowable, and a side yard setback of 5.37 feet where 8.0 feet is the minimum required within a Residence A district.

**Premises known as 28 Cumberland Street**

**Case # 43-2021 – Anuj & Donna Arora**

To construct a new single-family dwelling with a proposed lot frontage of 50.0 feet where 80.0 feet is the minimum required, a lot size of 6900 square feet where 8000 square feet is the minimum required, lot coverage of 35.0% where 30% is the maximum allowable, and F.A.R of 54.9% where 50% is the maximum allowable within a Residence A district.

**Premises known as 45 Riverside Drive**

**Case # 44-2021 – Donato & Gabrielle Nicolo**

To construct a detached garage which is a change to an existing non-conforming use which requires consent from the Board of Appeals.

**Premises known as 53 Woods Avenue**

**Dated: October 21, 2021**

**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**