**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: December 6, 2023**

**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**

**December 6, 2023 at 7:00 PM**

**Case # 27-2023 – Joseph & Gayle O’Keefe**

To construct additions, dormers, roofed over patio, and front porch with a proposed lot coverage of 30.8% where 30.0% is the maximum allowable, a front yard setback of 20.7 feet where the average front yard setback is 26.9 feet and is the minimum required, side yard setbacks of 6.3 feet and 7.0 feet where 8.0 feet is the minimum required within a Residence A district.

**Premises known as 46 Winding Road**

**Case # 29-2023 – Matthew & Gizelle Geyer**

To construct rear and side additions over existing first floor with a proposed rear yard setback of 17.1 feet where 25.0 is the minimum required within a Residence A district.

**Premises known as 342 Raymond Street**

**Case # 30-2023 – Phillip Wyman**

To construct a detached garage with a proposed height of 25.3 feet where 15 feet is the maximum allowable within a Residence A district.

**Premises known as 160 Morris Avenue**

**Case # 34-2023 – Randy Ramtahal & Tanuja Samaroo**

To remove and replace roof over existing entry foyer, move side entrance to front of entryway, construct a new stoop with portico and interior alterations with a proposed front yard setback of 21.6 feet to existing entryway and 17.1 feet to proposed portico where the Average Front Yard Setback is 21.5 feet and 25.0 feet is the minimum required, and unenclosed steps extending 15 feet from the principal building where 7 feet is the maximum allowed within a Residence A district lot.

**Premises known as 60 Cumberland Street**

**Case # 35-2023 – Steven 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 South Park Avenue**

**Public Work Session:**

**Case # 23-2018 – D&F Development Group LLC**

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

**Premises known as 579 Merrick Road**

**Dated: November 22, 2023**

**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**