**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: February 7th, 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**

**February 7th, 2024 at 7:00 PM**

**Case # 04-2024 - Ansar Mussaleen**

To alter and convert a 5340 SF Retail use to Restaurant, in a “Business A” district which requires fifty-four (54) parking spaces where zero (0) are provided and is subject to a Substantial Occupancy from the Board of Appeals.

**Premises known as 245 Sunrise Highway**

**Case # 06-2024 - Issac & Elizabeth Kuo**

To construct an attached garage and one story addition is an enlargement to an existing non-conforming use which requires approval from the Board of Appeals, and with a proposed front yard setback of 25.0 feet where 53.75 is the average and 30.0 is the minimum required within a Residence A district lot.

**Premises known as 64 Hempstead Avenue**

**Case # 07-2024 - Stephanie & John McManus**

To construct a covered front porch, second floor addition and dormer with a proposed front yard setback of 26.4 feet where the average front yard setback is 28.0 feet and is the minimum required, side yard setback of 7.5 where 8.0 feet is the minimum required, and an aggregate side yard of 15.6 feet where 15.8 feet is the minimum required within a Residence A district.

**Premises known as 67 Intervale**

**Case # 08-2024 - Caitlin & Kevin Coghlan**

To construct a two-story addition with a proposed lot coverage of 38.5% where 30.0% is the maximum allowable, impervious surface coverage of 55.0% where 45.0% is the maximum allowable, floor area ratio of 54.2% where 50.0% is the maximum allowable, and a side yard setback of 6.0 feet where 8.0 feet is the minimum required within a Residence A district.

**Premises known as 177 Southard Avenue**

**Case # 09-2024 - Jennifer & Alexander Napoli**

To construct a one-story front addition, covered front porch, one-story rear addition, second story rear addition, and rear covered entry with a proposed lot coverage of 31.48% where 30.0% is the maximum allowable, impervious surface coverage of 52.7% where 45% is the maximum allowable, and a side yard setback of 4.9 feet where 8.0 feet is the minimum required within a Residence A district.

**Premises known as 266 Raymond Street**

**Public Work Session:**

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

To determine lead agency status.

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

**Dated: January 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**