**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: February 9, 2022**

**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 9th, 2022 at 7:00 PM**

**Case # 47-2021 – Joseph Pasquale – Continued from December 8th, 2021**

To maintain a roofed over front porch, construct new platform and steps with a proposed front yard setback of 18.0 feet to the platform where 25.0 feet is the minimum required, an unenclosed platform that extends 9.0 feet from the principal dwelling where 4.0 feet is the maximum allowable, unenclosed entrance steps which extend 9.0 feet from the principal dwelling where 7.0 feet is the maximum allowable within a Residence A district.

**Premises known as 73 Gateway**

**Case # 01-2022 – Patrick and Christine Faraday – Continued from January 5th, 2022**

To construct a two-story addition, interior alterations, and a deck with lot coverage of 32% where 30% is the maximum allowable, a setback of 13.0 feet in the yard with the longest street frontage where 20.0 feet is the minimum required, and a setback to the addition and the deck of 5 feet 7 inches in the yard remaining where 10.0 feet is the minimum required in a Residence A district.

**Premises known as 165 Raymond Street**

**Case # 03-2022 – Bruce Drive, Inc**

To construct a new single-family dwelling on a sub-standard lot size of 6250 square feet with lot frontage of 50 feet where 8000 square feet and 80 feet frontage is the minimum required in a residence A district.

**Premises known as 40 Jefferson Avenue**

**Case # 04-2022 – Sean Sweetland**

To construct a partial second story addition and maintain a rear yard deck with a proposed lot coverage of 36.7% where 30% is the maximum allowable, a proposed side yard setback of 5.5 feet to the addition and 6.0 feet to the deck and where 8.0 feet is the minimum required, a rear yard setback to the deck of 22.2 feet where 25.0 feet is the minimum required, and a setback from the deck to a detached garage of 3.5 feet where 6.0 feet is the minimum required within a Residence A district lot.

**Premises known as 22 Cumberland Street**

**Case # 05-2022 – Fredrick & Sandra Wagner**

To construct an open front porch with a proposed lot coverage of 33.5% where 30% is the maximum allowable, impervious surface coverage of 69.8% where 45% is the maximum allowable, and a side yard setback of 5 feet 9 inches where 8.0 feet is the minimum required within a Residence A district lot.

**Premises known as 199 North Forest Avenue**

**Public Work Session**

**Case # 38-2004 – Kathy Richman**

Extension of time to construct a one-story addition to attach main house to an existing detached garage with a yard opposite the greater setback of 2.3’ where 15’ is required, ***to obtain a certificate of occupancy.***

**Premises known as 352 North Forest Avenue**

**Case # 7-2021 – Bryan Madden**

Your proposal to construct a second story addition and a front portico with a proposed front yard setback of 19.85 feet to the portico and 24.83 feet to the second story addition where 25.0 feet is the minimum required, and a side yard setback of 5.44 feet to the second story addition where 8.0 feet is the minimum required within a Residence A district / ***“Market conditions for materials exceeded allotted budget”.***

**Premises known as 385 Morris Ave**

**Dated: January 27, 2022**

**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**