**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: March 6th, 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**

**March 6th, 2024 at 7:00 PM**

**Case # 10-2024 - Michael Cove & Christine Alagia**

To construct a rear one-story addition, a rear two-story addition, and front portico with a proposed front yard setback of 25.2 feet where the average front yard setback is 25.6 feet and is the minimum required, side yard setbacks of 6.0 feet and 6.67 feet where 8.0 feet is the minimum required within a Residence A district.

**Premises known as 33 Rodney Place**

**Case # 11-2024 - Brent & Amanda Tarazi**

To convert part of an attached garage, and a rear second story addition over existing first story with a proposed side yard setback of 5.7 feet where 8.0 feet is the minimum required, and a rear yard setback to the second story addition of 20.58 feet where 25.0 feet is the minimum required within a Residence A district.

**Premises known as 22 Blenheim Court**

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

To construct a professional medical building, within a “Business A District” which requires three hundred sixty-eight (368) parking spaces where 81 conforming parking spaces and seventy-six (76) non-conforming spaces are provided is subject to a Substantial Occupancy Permit from the Board of Appeals.

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

**Case # 13-2024 - Adam Lacku**

To construct a 12’ x 24’ in-ground pool not wholly located within the rear third or quadrant of the lot, and with a setback of 7.5 feet on the shortest street frontage where 25.0 feet is the required setback within a Residence A district.

**Premises known as 56 Devon Road**

**Case # 15-2024 – CJV Properties**

To alter and convert a 2519 SF Retail use to Restaurant, in a “Business A-1” district which requires twenty-six (26) parking spaces where zero (0) are provided, is denied and is subject to a Substantial Occupancy from the Board of Appeals.

**Premises known as 106 South Long Beach Road**

**Dated: February 23, 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**