**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: May 4, 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**

**May 4th, 2022 at 7:00 PM**

**Case # 07-2022 – Pat Hill – Continued from April 6th, 2022**

To convert a business (take out restaurant), to a full service restaurant in “Residence A District”, where 43 spaces are required and 14 spaces which 2 are non-conforming spaces and where single parking bay dimensions of 45’4” is required as per Chart III and 40’0” is provided.

**Premises known as 195 Brower Avenue**

**Case # 08-2022 – WMG Rockville Owner LLC**

To construct a second floor and to convert the entire building to a mini storage warehouse use in a “Business A-1 District”. where 91 parking spaces are required and 3 are provided, and where one story and 18” maximum height is required and two story and 30 feet is proposed.

**Premises known as 117 North Long Beach Road**

**Case # 09-2022 – Matthew DeGiamo**

To construct a Medical Office Building in a “Business A District”, where 10-foot front yard setbacks are required, and 0 feet is provided.

**Premises known as 150 Sunrise Highway**

**Case # 11-2022 – Jeffrey Selzer**

To construct a rear yard deck with a proposed lot coverage of 32.9% where 30% is the maximum allowable, a side yard setback of 5 feet 10 inches where 8 feet is the minimum required, and a rear yard setback of 16 feet 11 inches feet where 25 feet is the minimum required within a Residence A district lot.

**Premises known as 52 Voorhis Avenue**

**Case # 12-2022 – Kelly Molter**

To construct a two story rear addition, second story addition over existing first story, front portico, and interior alterations with a proposed lot coverage of 36.1% where 30% is the maximum allowable, floor area ratio of 57% where 50% is the maximum allowable, a front yard setback of 24.8 feet to the second story addition where 25.24 is the minimum required, a side yard setback of 5.1 feet where 8.0 feet is the minimum required, and a rear yard setback of 23.75 feet where 25.0 feet is the minimum required within a Residence A district lot.

**Premises known as 95 Muirfield Road**

**Dated: April 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**