**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: July 13, 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 Sandel Senior Center**

**50 South Park Avenue, Rockville Centre at 7:00 p.m.**

**LEGAL NOTICE**

**July 13, 2022, at 7:00 PM**

**Case # 10-2022 – Rettner Realty**

To maintain a finished basement expanding an existing hair salon use into the basement of 2,982 square feet within a “Business A District” which requires fifteen (15) additional parking spaces where zero (0) are provided.

**Premises known as 212 Merrick Road**

**Case # 24-2022 – Nuvo Development Partners LLC**

To construct a self-storage building, within a “Business A District” which requires eighty-one (81) parking spaces where four (4) non-conforming spaces are provided with no driveways and aisles as per the standards and dimensions of Charts l, ll and lll where driveways and isles are required, and with a building height of four stories 45 feet where three stories 36 feet is permitted, and where no green space buffer is provided where a green space buffer is required.

**Premises known as 500 Sunrise Highway**

**Case # 26-2022 – John & Emely McKenna**

To construct a two-story side addition with interior alterations, and a one-story rear open porch with a proposed lot coverage of 32.4% where 30% is the maximum allowable and proposed impervious surface area of 54.1% where 45% is the maximum allowable, within a Residence A district lot.

**Premises known as 50 Hollywood Court**

**Case # 27-2022 – James Bonanno**

To change a Dance Studio into a place of business serving food or beverage for on-premises consumption, and is subject to a Substantial Occupancy Permit.

**Premises known as 47-51 North Village Avenue**

**Dated: July 6, 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**