**Village of Rockville Centre**

**Nassau County, New York**

**Notice of Board of Zoning Appeals**

**Hearing Date: August 3, 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**

**August 3, 2022, at 7:00 PM**

**Case # 24-2022 – Nuvo Development Partners LLC – Continued from July 13,2022**

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 # 25-2022 – Acair LLC – Jeanne Annarumma - Trustee**

To construct a two-story rear addition with interior alterations to a non-conforming two-family residence, within a Residence A district lot.

**Premises known as 38 Locust Avenue**

**Case # 28-2022 – Joseph Papadopulos & Jennifer Zapata**

To construct rear one and two-story additions, covered front porch, rear covered patio, finished basement with second means of egress, and interior alterations in a Residence A district and with proposed side yard setbacks of 4.8 feet and 6.7 feet where 8.0 feet are the minimum required and a lot coverage of 31.46% where 30% is the maximum allowable within a Residence A district.

**Premises known as 169 Brower Avenue**

**Case # 29-2022 – Andrzej Kobeszko**

To maintain front and side porticos with a proposed front yard setback of 21.25 feet to the front portico where the Average Front Yard Setback is 26.7 feet and where the minimum allowable encroachment for a portico is 22.7 feet within a Residence A district lot.

**Premises known as 30 Reid Avenue**

**Case # 30-2022 – Mr. & Mrs. Paul Bralower**

To a construct covered front porch, second story addition, rear two story additions, with interior alterations and a rear covered patio with a front yard setback of 23.84 feet where the average front yard setback is 27.65 feet and a minimum of 27.65 feet the AFY Setback is required, a side yard setback of 5.52 feet where 8.0 feet is the minimum required, a proposed lot coverage of 32.98% where 30% is the maximum allowable and proposed impervious surface area of 47.15% where 45% is the maximum allowable, and within a Residence A district.

**Premises known as 20 Westminster Road**

**Case # 31-2022 – Ronald Herron**

To construct an in-ground swimming pool 14’ x 24’ with a proposed lot coverage of 32.5% where 30% is the maximum allowable, impervious surface coverage of 58.1% where 45.0% is the maximum allowable, a rear yard setback of 8.5 feet and a side yard setback of 9.2 feet where 10.0 feet is the minimum required within a Residence A district.

**Premises known as 46 Knollwood Road**

**Case # 32-2022 – Tara Duffy Chase**

To construct an in-ground swimming pool 16.0’ x 24.0’ which is not located within the rear third of the property within a Residence A district.

**Premises known as 137 Woods Avenue**

**Dated: July 21, 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**