

**MEETING OF THE BOARD OF APPEALS
OF THE VILLAGE OF ROSLYN ESTATES
VILLAGE HALL, 25 THE TULIPS, ROSLYN ESTATES, NY**

Wednesday, June 19, 2013 7:30 PM

AGENDA

1. Approval of Draft Minutes – May 15, 2013

2. Consider **Findings of Fact and Decision for Case # 557 the Application of Mahender Rajani**, as owner of the premises at **26 The Hemlocks, Roslyn Estates, NY 11576**, also known as Section 7, Block 185, Lot 6 on the Nassau County Land & Tax Map, in a R-12 Residential District of the Village, for variance from Section 200-14(E) of the Village Code, to permit alterations to an existing driveway to increase width to 20.5', where maximum width of 12' is allowed.

3. Consider **Findings of Fact and Decision for Case # 559, the application of Janet Abrams**, as owner, with regard to the premises located in an R-18 zoning district, at **8 The Locusts, Roslyn Estates, New York**, shown on the Nassau County Land and Tax Map as Section 7, Block 140, Lots 196 and 292 (the "Subject Premises"), for variances from Section 200-27(F.), 200-22 (J.) and 200-27 of the Village Zoning Code, to permit alterations to an existing residence that will include a portion of roof having less than the minimum required slope of 20 degrees, that will exceed the maximum permitted floor area of 4,767 by 1,049 square feet, where the existing structure exceeds the maximum permitted floor area by 941 square feet, and that will invade the required 45' minimum aggregate side yard by 5.45 feet, where the pre-existing, non-conforming structure already invades same by a similar amount.

4. **Continued from May 15, 2013**

Public Hearing for Case # 558, the Application of Trabulsi & Co., Inc., as owner of the premises at **1070 Northern Boulevard, Roslyn Estates, NY 11576**, also known as Section 7, Block 40, Lot 706 on the Nassau county Land & Tax Map, in a C-1Zoning district, for (i) variance from Section 200-51(D) of the Village Code, to permit alterations to an existing commercial premises that will result in 50 required on-site parking spaces, where only 37 on-site parking spaces are proposed, and (ii) for amendment of prior variance decision granted by Zoning Board on June 5, 1996, in Case #335, which restricted occupancy of premises to not more than two unrelated tenants, while occupancy by three unrelated tenants is now proposed.

5. **Public Hearing for Case # 560, the Application of Alyson and Bruce Iron**, as owners and with regard to the premises at **21 The Maples, Roslyn Estates, NY 11576**, also known as Section 7, Block 50, Lots 135 and 262 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variance from Section 200-27 of the Village Code, to permit alterations to an existing residence that will increase total floor area to 4,812 square feet (4,412 plus 400 for attached garage), which is 306 square feet in excess of the maximum of 4,506 square feet permitted.

Next Scheduled Public Meeting: July 17, 2013 (tentative)