

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

**Wednesday, July 17, 2013 7:30 PM**

**AGENDA**

1. Approval of Draft Minutes – June 19, 2013

2. **Public Hearing for Case #561, the Application of Joshua and Carin Silverman**, as owners and with regard to the premises at **47 The Oaks, Roslyn Estates, NY 11576**, also known as Section 7, Block 18, Lot 151 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 4,884 square feet, which is 496 square feet in excess of the maximum of 4,388 square feet permitted.

3. **Public Hearing for Case #562, the Application of Mr. and Mrs. Jeff Lindenbaum**, as owners and with regard to the premises at **2 The Glenada, Roslyn Estates, NY 11576**, also known as Section 7, Block 18, Lot 161 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variance from Section 200-25.A. of the Village Code, to permit an electric generator in the front yard of an existing residence, where electric generators are not permitted.

4. **Public Hearing for Case #563, the Application of Barry Lenson**, as owners and with regard to the premises at **29 The Birches, Roslyn Estates, NY 11576**, also known as Section 7, Block 2, Lot 47 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variance from Section 200-14(I), 200-14(E), 200-22(H)(1), 200-33.12(A), 200-22(I)(1)(a), 200-22(J), and 200-27(B) of the Village Code, to permit construction of a new single family home that is proposed to: provide a distance of only 4.6 feet between the side property line and the proposed driveway, where the minimum distance between any portion of the driveway or turnaround area and the side property line shall be 15 feet; have a driveway width of 14 feet in the front yard, where the maximum driveway width shall not exceed 12 feet; have a building height of 32 feet, where the maximum permitted building height is 30 feet; have lot frontage of 104.7 feet where the minimum required lot frontage is 110 feet; have a height/setback ratio of 1.5 (height) to 1.0 (length) where the maximum height/setback ratio required for a principal building from a side property line is 1 (height) to 1 (length); have a portion of roof with a minimum slope of less than 20 degrees, where all roofs must maintain a minimum slope of 20 degrees; and have a floor area of 4,863.18 square feet, which is 386.84 square feet in excess of the maximum permitted floor area of 4,476.34 square feet.

**Next Scheduled Public Meeting: August 21, 2013 (tentative)**