

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

Wednesday, October 21, 2015 7:30 PM

AGENDA

1. Approval of Draft Minutes – July 15 & September 16, 2015

2. Consider Findings of Fact and Decision for Case #582, the Application of Simon and Bonnie Cheirif, as owners and with regard to the premises at 6 The Tulips, Roslyn Estates, NY 11576, also known as Section 7, Block 213, Lots 35 and 39 on the Nassau County Land & Tax Map, in an R-12 Residential District of the Village, for variances from Sections 200-11(C), 200-12, 200-22(B), 200-22(I)(b), and 200-32(A) of the Village Code, to allow maintenance of existing accessory structures and expansion of existing home, which will result in the following: (i) maintain accessory structures (hot tub enclosure and detached shed) in a front yard, while such structures are permitted only in rear yards; (ii) maintain accessory structures having an aggregate building area of 145 square feet, 25 square feet in excess of maximum permitted building area for accessory structures of 120 square feet; (iii) maintain one accessory structure only 17 feet from The Pines front property line, and one accessory structure only 11.5 feet from The Hemlocks front property line, where the minimum setback of an accessory structure from a front property line is 60 feet; (iv) result in 27.3% of lot area covered by buildings and structures, in excess of the 25% percent maximum allowable building area; (v) result in a height/set-back ratio for the proposed second floor addition of 1.0 to 1.0, where the maximum sky exposure plane/height set-back ratio from a front property line is 0.8 height to 1.0 length; (vi) result in a height/set-back ratio for the proposed second floor addition above first floor dining room of 1.1 to 1.0, where the maximum sky exposure plane/height set-back ratio from a front property line is 0.8 height to 1.0 length; and (vii) add 2nd story addition over existing 1st story, which will encroach, as existing 1st story already encroaches, by 5.1' into minimum required front yard setback of 30 feet.

3. Consider Findings of Fact and Decision for Case #584, the Application of Matthew Dessner, as owner and with regard to the premises at 52 The Serpentine, Roslyn Estates, NY 11576, also known as Section 7, Block 19-1, Lot 208 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variances from Sections 200-22(D) /200-33(12), 200-22(F), and 200-22(I) of the Village Code, to allow alterations of existing single family home, including front entry/foyer addition, family room/kitchen extension to rear, and second floor attic roof extension, which will result in the following: (i) a front yard of 34', where a minimum of 40' is permitted; (ii) a side yard of 16.9', where a minimum of 20' is required; (iii) an aggregate side yard of 39.9', where a minimum of 45' is required; and (iv) a sky exposure plane of 1.4' in height to 1' in length, where the maximum sky exposure plane with respect to a side yard is 1' in height to 1' in length.

***4. Continuation of Public Hearing for Case #583, the Application of Don Bekteshi**, as owner and with regard to the premises at **24 The Hemlocks, Roslyn Estates, NY 11576**, also known as Section 7, Block 185, Lot 5 on the Nassau County Land & Tax Map, in an R-12 Residential District of the Village, for variances from Sections 200-28(A), and 200-14(E) of the Village Code, to allow expansion of existing driveway, which will result in the following: (i) a total impervious surface covering 34.94% of the front yard, where a maximum of 25% is permitted; and (ii) driveway width of 20 feet, where the maximum driveway width is 12 feet, unless additional width is necessary, as approved by the Building Inspector to accommodate a turnaround, or within 12 feet of garage doors to multiple car garages.

***5. Public Hearing for Case #586, the Application of Richard and Sheila Rauchenberger**, as owners with regard to the premises at **20 The Glenada, Roslyn Estates, NY 11576**, also known as Section 7, Block 18, Lot 177 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variances from Section 200-11(c)(4) of the Village Code, to allow a shed, which is an accessory structure, with a setback of only 8' from the nearest (northerly) property line, where the minimum setback is 12'.

Next Scheduled Public Meeting: November 18, 2015 (tentative)

***1 - Addresses within 200' radius of property**

- 20 The Hemlocks, 22 The Hemlocks, 26 The Hemlocks, 28 The Hemlocks, 3 The Balsams, 29 The Hemlocks, 4 The Balsams, 42 The Oaks, 23 The Hemlocks, 21 The Hemlocks.

***2 - Addresses within 200' radius of property**

- 47 The Oaks , 16 The Glenada, 43 The Oaks, 18 The Glenada, 15 The Glenada, 17 The Glenada, 19 The Glenada, 21 The Glenada, 51 The Oaks, 55 The Oaks, 62 The Oaks, 54 The Oaks, 48 The Oaks, 3 The Balsams, 4 The Balsams, 42 The Oaks