

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

Wednesday, February 19, 2014 7:30 PM

AGENDA

1. Approval of Draft Minutes –October 16, 2013

2. **Consider Findings of Fact and Decision Public Hearing for Case #567, the Application of One The Dogwoods, LLC**, as owner, and with regard to the premises at **1 The Dogwoods, Roslyn Estates, NY 11576**, also known as Section 7, Block 20, Lot 599 on the Nassau County Land & Tax Map, in an R-30 Residential District of the Village, for variance from Section 200-22(J.) of the Village Code, to permit construction of a new residence with 3316 square feet of roof, and 39.9% of total roof square footage, proposed to have a roof slope of less than 20°, where a minimum roof slope of 20° is required for all but 350 square feet of roof, or 15% of total roof square footage.

3. **Public Hearing for Case #568, the Application of Robert and Michelle Luckman**, as owners and with regard to the premises at **30 The Maples, Roslyn Estates, NY 11576**, also known as Section 7, Block 1, Lot 236 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variance from Sections 200-11.1.B., 200-11.1.D., 200.11.1.E and 200.11.1.G. of the Village Code, to legalize an existing game court constructed in a rear yard that: has a side yard setback of only 7.9 feet, where a 40 foot setback is required; has a rear yard setback of only 2.4 feet, where a 40 foot setback is required; has a playing surface height 2.5 feet higher than the adjacent grade at the North West corner, and 1.4 feet higher than the adjacent grade at the South West corner, where the height of the playing surface shall not be above the existing level of the ground immediately surrounding the game court prior to construction; is constructed and maintained so as to permit drainage water to flow onto adjoining properties; and has a game court surface of blue with white lines, where all game court surfaces must be green, with either white, black or green lines for marking relevant play areas, or other such colors as may be approved by the Architectural Review Board of the Village.

Next Scheduled Public Meeting: March 19, 2014 (tentative)