

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

Wednesday, April 22, 2014 7:30 PM

AGENDA

1. Approval of Draft Minutes –March 19, 2014

2. Consider Findings of Fact and Decision 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.

3. Consider Findings of Fact and Decision for Case #569, the Application of Ray and Tracy Ross, as owners and with regard to the premises at **6 The Loch, Roslyn Estates, NY 11576**, also known as Section 7, Block 44, Lot 261 and 262 on the Nassau County Land & Tax Map, in an R-18 Residential District of the Village, for variances from Sections 200-22(E), 200-22(F), and 200-27(B) of the Village Code, to allow a one story rear extension that will provide a 43 foot aggregate side yard, where a minimum 45 foot setback is required; will provide a rear yard setback of only 41.9 feet, where a 45 foot setback is required; and would provide a floor area of 3,890 square feet, 331 square feet above the maximum permitted floor area of 3,559 square feet.

4. Consider Findings of Fact and Decision for Case #571, the Application of Daniel and Bonnie Katz, as owners with regard to the premises at **3 The Lindens, Roslyn Estates, NY 11576**, also known as Section 7, Block 1, Lots 318 and 327 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for a variance from Section 200-33.12(D) of the Village Code, to permit proposed additions to an existing residence that will result in a front yard setback of only 33.66 feet, where no portion of any building or structure in a front yard shall be closer to a street line than 40 feet.

5. Continuation of Public Hearing for Case #570, the Application of Danny and Ronit Ostad, as owners with regard to the premises at **21 The Glenada, Roslyn Estates, NY 11576**, also known as Section 7, Block 19-1, Lot 116 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variances from Sections 200-14(G), 200-22(H), 200-27(B), and 200-33.12(D), to permit the construction of a new single family residence with a proposed side yard setback of 0, where a minimum side yard setback of 15 feet is required, a proposed height of 38.58 feet, where the maximum permitted height is 30 feet, with a proposed floor area of 6,713.59 square feet, where the maximum allowed floor area is 4,470 square feet, and with a proposed building area occupying 25.8% of the lot where the maximum allowed building area is 25% of the lot.

Next Scheduled Public Meeting: May 21, 2014 (tentative)