

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

Wednesday, June 18, 2014 7:30 PM

AGENDA

1. Approval of Draft Minutes –May 21, 2014

2. Consider Findings of Fact and Decision for 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.

3. Continuation of Public Hearing for Case #572, the Application of Temple Torah Ohr, as owner and with regard to the premises at **68 Mineola Avenue, Roslyn Estates, NY 11576**, also known as Section 7, Block 53, Lot 312 on the Nassau County Land & Tax Map, in an R-18 Residential District of the Village, for variances from Sections 200-11(C), 200-12, 200-21(D), 200-21(I), 200-22(G), and 200-51(C) of the Village Code, to legalize an existing place of worship, to allow installation of a fence, to allow installation of a detached shed/accessory structure, and to legalize conversion of existing two car garage to place of worship, where: the proposed shed is to be located within the western front yard, where accessory structures are prohibited; the proposed shed, together with all other accessory structures on lot, shall occupy 200 square feet of lot area, in excess of the 120 square feet allowed; the proposed shed will be located only 20 feet from the front property line abutting The Intervale, where an accessory structure must be located not less than 60 feet from all street lines; the existing lot is comprised of only 14,798 square feet of area, while a house of worship requires a lot size not less than 3.75 acres; the existing on-site parking area is 30.4 feet from the Mineola Avenue front property line, and is not screened with landscaping, where off street parking facilities for a house of worship must be set back not less than 40 feet from any front property line, and where the parking area must be completely screened from the front property line by evergreen plantings not less than 6 feet in height; the lot currently provides four on-site parking spaces, where a place of worship must provide one parking space for each four persons under maximum seating capacity, where the current maximum seating capacity is 76, requiring a minimum of 19 on-site parking spaces; a fence is proposed in a front yard fronting upon The Intervale, where fences are prohibited; the conversion of an existing two car garage into habitable space occupied as a place of worship, alters an existing building, impermissibly reducing the amount of existing garage space to zero, where the minimum garage space to be maintained is 18 feet wide by 18 feet long.

4. Public Hearing for Case #573, the Application of NYSARC, Inc. Nassau County Chapter as owner and with regard to the premises at **5 The Pines, Roslyn Estates, NY 11576**, also known as Section 7, Block 213, Lots 14 and 15 on the Nassau County Land & Tax Map, in an R-12 District, for variance from Village Code Section 200-14(E), to allow driveway width to exceed 12' for purpose other than accommodating a turn-around, where driveway width may not exceed 12 feet unless the additional width is required to accommodate a turn-around.

Next Scheduled Public Meeting: July 16, 2014 (tentative)