

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

Wednesday, August 21, 2013 7:30 PM

AGENDA

1. Approval of Draft Minutes – July 17, 2013

2. **Consider Findings of Fact and Decision 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.

3. **Consider Findings of Fact and Decision for Case # 561, the application of Joshua and Karin Silverman**, as owners, with regard to the premises at **47 The Oaks, Roslyn Estates, NY 11576**, also known as Section 7, Block 18, Lot 15 on the Nassau County Land and Tax Map (the “Subject Premises”), 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 exceed the maximum allowable floor area of 4,388 square feet by 496 square feet.

4. **Consider Findings of Fact and Decision for Case # 563, the application of Barry Lenson**, as owner, with regard to the premises located in an R-21 zoning district, at **29 The Birches, Roslyn Estates, New York**, shown on the Nassau County Land and Tax Map as Section 7, Block 2, Lot 47 (the “Subject Premises”), for variances from Sections 200-14(I), 200-14(E), 200-22(H)1., 200-22(I)1.(a), 200-22(J), 200-27(B) and 200-33.12(A) of the Village Zoning Code, to permit construction of a new single family home, upon demolition of the existing home, which would: provide a distance of only 4.6’ between the side property line and the proposed driveway, where the minimum distance between any portion of the driveway or turn-around area and the side property line shall be 15’; have a driveway width of 14’ in the front yard, where the maximum driveway width shall not exceed 12’; have lot frontage of 104.7’, where the minimum required lot frontage is 110’; 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; create a height/set-back (sky plane) ratio from the side property line of 1.5 to 1, where the maximum permitted ratio is 1 to 1; create a building height of 32.8’, where the maximum permitted height is 30’; and have a floor area of 4,863.18 square feet, 386.84 square feet in excess of the maximum permitted floor area of 4,476.34 square feet.

5. **Public Hearing for Case #564, the Application of Robin Baradaran**, as owner and with regard to the premises at **12 The Maples, Roslyn Estates, NY 11576**, also known as Section 7, Block 2, Lot 3 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variance from Sections 200-14(E) and 200-22(J) of the Village Code, to permit construction of a new single family home that is proposed to: have a driveway width that exceeds the maximum driveway width of 12 feet; and 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.

Next Scheduled Public Meeting: September 18, 2013 (tentative)