

**MEETING OF THE BOARD OF APPEALS
OF THE VILLAGE OF ROSLYN ESTATES
VILLAGE HALL, 25 THE TULIPS, ROSLYN ESTATES, NY
Wednesday, October 16, 2019 7:30 PM**

AGENDA

- 1. Approval of the minutes from August 21, 2019**

- 2. Consider Findings of Fact and Decision for Case #609, Application of IM Long Island, LLC,** owner, with regard to premises at **1042 Northern Blvd, Roslyn Estates, New York**, in C-1 Business district, and shown on Nassau County Land & Tax Map as Section 7, Block 22-1, Lot 418 (the “Subject Premises”), to extend or make permanent (i) variance from Section 200-51(L) of the Code of the Village of Roslyn Estates, to permit extension of existing restaurant use on first floor to cellar area of 1,165 square feet, where site provides only 21 on-site parking spaces, while Code requires 53 on-site parking spaces, and where existing restaurant use is permitted to continue, despite existing on-site parking deficiency, on pre-existing, non-conforming basis, and (ii) related special use permit allowing use of applicant’s parcel and adjacent parcel at 1044 Northern Boulevard, Roslyn Estates, New York for vehicle parking by occupants of both parcels, initially granted by Board following a July 20, 2005 public hearing, and thereafter extended by Board in decisions adopted following July 17, 2007, July 21, 2010, and July 16, 2014 public hearings, which permit.

- 3. Consider Findings of Fact and Decision for Case # 610, Application of Steel-Los Dos, LLC, as owner with regard to the premises located at 1044 Northern Boulevard, Roslyn Estates, New York,** located in C-1 business district, and shown on Nassau County Land and Tax Map as Section 7, Block 22-1, Lot 824, to extend or make permanent a special use permit initially granted by Board following a July 20, 2005 public hearing, and previously extended by written decisions of the Board adopted following July 17, 2007, July 21, 2010, and July 16, 2014 public hearings, which permit use of applicant’s parcel and adjacent parcel at 1042 Northern Boulevard, Roslyn Estates, New York for vehicle parking by occupants of the adjacent parcel.

- 4. Consider Findings of Fact and Decision for Case # 611, the Application of Niyazov and Julie Iskhakov,** owners of premises at 6 Diana’s Circle, Roslyn Estates, NY 11576, in R-12 zoning district, also known as Section 7, Block 253, Lot 03, on Nassau County Land and Tax Map, for variance from Village Code Section 200-22(B.), to permit installation of swimming pool, patio and rear yard on-grade terrace, which would result in total building area of 28.5% of lot, where maximum permitted building area is 25%.

- 5. Consider Findings of Fact and Decision for Case # 612, the Application of Jared and Allison Weitz,** owners of premises at 78 The Serpentine, Roslyn Estates, NY 11576, also known as Section 7, Block 242, Lot 14, on the Nassau County Land and Tax Map, located in R-12 zoning district, for variance from Village Code Section 200-22(B.), to permit installation of swimming pool, patio and rear yard on-grade terrace, which would result in total building area of 31.74% of lot, where maximum permitted building area is 25%, and where pre-existing, non-conforming condition is 26.34%

- 6. Case #613, the Application of Roset Owners LLC**, owner of premises at 47 The Serpentine, Roslyn Estates, NY 11576, in R-30 zoning district, also known as Section 7, Block 20, Lot 95, on Nassau County Land and Tax Map, for variances from Village Code Sections 200-14(G)(1) and 200-22(I)(1), to permit construction of a new home (i) with a proposed driveway servicing a garage allowing ingress and egress into the side yard where such driveway is set back only 6' from the side property line, where no portion of driveway associated with such a garage may be closer than 15' to the side property line, and (ii) with a proposed height to length (or sky plane) ratio of 1.2 to 1 for the northerly side yard, where the allowable sky plane ratio may not exceed 1 to 1.

Next Scheduled Public Meeting: November 20, 2019