

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

Wednesday, October 15, 2014 7:30 PM

AGENDA

1. Approval of Draft Minutes –July 16, 2014

2. Consider Findings of Fact and Decision for Case #574, the Application of Steel Los Dos, LP, as owner, with regard to the premises located at 1044 Northern Boulevard, Roslyn Estates, NY 11576, also known as Section 7, Block 22-1, Lot 824 on the Nassau County Land & Tax Map, in an C-1 Commercial District of the Village, for renewal of a special use permit to allow use of parking facilities by adjacent property occupants.

3. Consider Findings of Fact and Decision for Case #575, the Application of IM Long Island Restaurant Group, LLC, as owner, with regard to the premises located at 1042 Northern Boulevard, Roslyn Estates, NY 11576, also known as Section 7, Block 22-1, Lot 418 on the Nassau County Land & Tax Map, in an C-1 Commercial District of the Village, for renewal of: a) a special use permit to allow use of parking facilities by adjacent property occupants; and b) a 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.

4. Consider Findings of Fact and Decision for Case #576, the Application of Michael and Susan Leitman, as owners with regard to premises at 27 The Maples, Roslyn Estates, NY 11576, also known as Section 7, Block 50, Lot 263, in an R-21 Residential District, for variance from Village Code Section 200-12 to legalize electric generator located in side yard, which is only 40.2' from front property line, where the minimum set-back is 60'.

5. 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.

6. Continuation of 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 of 18' 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.

7. Public Hearing Public Hearing for Case #577, the Application of Alissa and Ronald Karp, as owners and with regard to the premises at 55 The Serpentine, Roslyn Estates, NY 11576, also known as Section 7, Block 50, Lot 197, in an R-30 Residential District, for variance from Village Code Section 200-22(J.) to permit an extension to an existing

single family home that will result in 510 square feet of roof (21% of the building area of the primary structure) having a slope less than the minimum 20 degrees, where the maximum amount allowed is 350 square feet or 15%.

8. Public Hearing for Case #578, the Application of Long Island Pulse Magazine, as tenant, for Gilda DiStefano, owner, and with regard to the premises at **1060 Northern Boulevard, Roslyn, NY 11576**, also known as Section 7, Block 22-1, Lot 225 in the C-1 zoning district, for variance from Village Code Section 200-42(A), to allow a free-standing sign advertising a business, where such free-standing signs are prohibited.

9. Public Hearing for Case #579, the Application of Trabulsi & Co., Inc., as owner of premises at 1070 Northern Boulevard, Roslyn, NY 11576, also known as Section 7, Block 40, Lot 406 in C-1 zoning district, for (i) variance from Village Code §200-51(D), to allow a new retail use at the Premises that, when combined with other uses at premises, will require 61 on-site parking spaces, while only 40 on-site parking spaces are proposed, and (ii) amendment of condition imposed by Board resolution adopted June 19, 2013, with respect to Case # 558, which conditionally granted parking variance for Premises.

Next Scheduled Public Meeting: November 12, 2014 (tentative)