

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

**Wednesday, October 7, 2015 8:00 PM**

**AGENDA**

**1. Approval of Draft Minutes – July 15 & September 16, 2015**

**2. Consider Findings of Fact and Decision for Case #582, the Application of Simon and Bonnie Cheirif**, as owners and with regard to the premises at **6 The Tulips, Roslyn Estates, NY 11576**, also known as Section 7, Block 213, Lots 35 and 39 on the Nassau County Land & Tax Map, in an R-12 Residential District of the Village, for variances from Sections 200-11(C), 200-12, 200-22(B), 200-22(I)(b), and 200-32(A) of the Village Code, to allow maintenance of existing accessory structures and expansion of existing home, which will result in the following: (i) maintain accessory structures (hot tub enclosure and detached shed) in a front yard, while such structures are permitted only in rear yards; (ii) maintain accessory structures having an aggregate building area of 145 square feet, 25 square feet in excess of maximum permitted building area for accessory structures of 120 square feet; (iii) maintain one accessory structure only 17 feet from The Pines front property line, and one accessory structure only 11.5 feet from The Hemlocks front property line, where the minimum setback of an accessory structure from a front property line is 60 feet; (iv) result in 27.3% of lot area covered by buildings and structures, in excess of the 25% percent maximum allowable building area; (v) result in a height/set-back ratio for the proposed second floor addition of 1.0 to 1.0, where the maximum sky exposure plane/height set-back ratio from a front property line is 0.8 height to 1.0 length; (vi) result in a height/set-back ratio for the proposed second floor addition above first floor dining room of 1.1 to 1.0, where the maximum sky exposure plane/height set-back ratio from a front property line is 0.8 height to 1.0 length; and (vii) add 2<sup>nd</sup> story addition over existing 1<sup>st</sup> story, which will encroach, as existing 1<sup>st</sup> story already encroaches, by 5.1' into minimum required front yard setback of 30 feet.

**3. Consider Findings of Fact and Decision for Case #584, the Application of Matthew Dessner**, as owner and with regard to the premises at **52 The Serpentine, Roslyn Estates, NY 11576**, also known as Section 7, Block 19-1, Lot 208 on the Nassau County Land & Tax Map, in an R-21 Residential District of the Village, for variances from Sections 200-22(D) /200-33(12), 200-22(F), and 200-22(I) of the Village Code, to allow alterations of existing single family home, including front entry/foyer addition, family room/kitchen extension to rear, and second floor attic roof extension, which will result in the following: (i) a front yard of 34', where a minimum of 40' is permitted; (ii) a side yard of 16.9', where a minimum of 20' is required; (iii) an aggregate side yard of 39.9', where a minimum of 45' is required; and (iv) a sky exposure plane of 1.4' in height to 1' in length, where the maximum sky exposure plane with respect to a side yard is 1' in height to 1' in length.

**\*4. Continuation of Public Hearing for Case #583, the Application of Don Bekteshi**, as owner and with regard to the premises at **24 The Hemlocks, Roslyn Estates, NY 11576**, also known as Section 7, Block 185, Lot 5 on the Nassau County Land & Tax Map, in an R-12 Residential District of the Village, for variances from Sections 200-28(A), and 200-14(E) of the Village Code, to allow expansion of existing driveway, which will result in the following: (i) a total impervious surface covering 34.94% of the front yard, where a maximum of 25% is permitted; and (ii) driveway width of 20 feet, where the maximum driveway width is 12 feet, unless additional width is necessary, as approved by the Building Inspector to accommodate a turnaround, or within 12 feet of garage doors to multiple car garages.

**\*5. Continuation of Public Hearing for Case #585, the Application of Danny and Ronit Ostad**, as owners with regard to the premises at **21 The Glenada, Roslyn Estates, New York 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, to amend decision of Board adopted May 21, 2014 in Case No. 570, an application for variances from Sections 200-14(G), 200-22(H), 200-27(B), and 200-33.12(B), 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; actual construction to date does not comply with terms and conditions of May 21, 2014 decision in Case No. 570.

**Next Scheduled Public Meeting: November 18, 2015 (tentative)**

**\*4 - Addresses within 200' radius of property**

- 20 The Hemlocks, 22 The Hemlocks, 26 The Hemlocks, 28 The Hemlocks, 3 The Balsams, 29 The Hemlocks, 4 The Balsams, 42 The Oaks, 23 The Hemlocks, 21 The Hemlocks.

**\*5 - Addresses within 200' radius of property**

- 62 The Oaks, 54 The Oaks, 48 The Oaks, 20 The Glenada, 18 The Glenada, 17 The Glenada, 19 The Glenada, 51 The Oaks, 55 The Oaks, 69 The Oaks, 75 The Oaks, 77 The Oaks, 79 The Oaks, 58 The Serpentine, 56 The Serpentine