

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

Wednesday, February 15, 2017 7:30 PM

AGENDA

1. Approval of Draft Minutes – January 18, 2017

2. Consider Findings of Fact and Decision for Case #592, the Application of Gene and Deborah Spiegelman, as owners with regard to the premises at **31 The Serpentine, Roslyn Estates, NY 11576**, also known as Section 7, Block 20, Lot 193, in R-21 Residential District, for variances from Village Code Sections 200-11(C)(4), 200-11.2(B), 200-22(B.) and 200-26, to construct a new swimming pool, with patio and accessory equipment, and a new shed at premises improved with an existing single family home, which would result in (i) a setback of only 5.66' between the proposed swimming pool and the rear property line, and a 13.25' setback between the swimming pool and the nearest (northerly) side property line, where the minimum required setback to the rear and side property lines is 15'; (ii) a setback of only 8' between the edge of the swimming pool patio and the rear property line, where the minimum required setback is 12'; (iii) a setback of only 6' between the proposed detached shed and the rear property line, and a setback of 6' between said shed and the nearest (southerly) side property line, where the minimum required setback to the rear and side property lines is 12'; and (iv) an aggregate building area of 26.8%, including the new swimming pool, pool patio, pool equipment and shed, where the maximum building area permitted is 25%.

3. Consider Findings of Fact and Decision for Case #593, the Application of Georgann and Paul Polatov, as owners with regard to the premises at **53 Diana's Trail, Roslyn Estates, NY 11576**, also known as Section 7, Block 242, Lot 4, in R-12 Residential District, for variances from Village Code Sections 200-22(a)[2], 200-22(b), and 200-32(D), to expand an existing single family home with a new second story addition over an existing one story garage, which would result in (i) an aggregate side yard of only 30.5', where the minimum aggregate side yard is 35'; (ii) a sky exposure plane/height setback ratio of 1.2' in height to 1' in length with respect to the southerly side property line, where the maximum permitted ratio is 1.1' to 1'; and (iii) a sky exposure plane/height setback ratio of 0.9' in height to 1.0' in length with respect to the front property line, where the maximum permitted ratio is 0.8' in height to 1' in length.

4. Public Hearing for Case #589-Re-hearing, the Application of Matthew and Brooke Naparty, as owners with regard to the premises at **56 The Intervale, Roslyn Estates, NY 11576**, also known as Section 7, Block 5, Lot 26, in R-21 Zoning District, for rehearing with respect to variance from Village Code Section 200-22(F.) granted following April 20, 2016 public hearing, which allowed encroachment into 45' minimum required aggregate side yard of 14.6', in light of discovery through as-built survey of work done under authority of variance that actual as-built construction encroaches by 16' into minimum required aggregate side yard is 45', or 1.4' more than permitted by variance granted.

Next Scheduled Public Meeting: March 15, 2017 (tentative)