

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

Wednesday, July 17, 2024, 7:30 PM

AGENDA

- 1. Consider for Approval Draft Minutes of June 20, 2024 Meeting.**

- 2. Case #655, Application of owners of premises at 64 Diana's Trail, Roslyn Estates, NY 11576, in R-12 zone, also known as Section 7, Block 254, Lot 22 on Nassau County Land and Tax Map, for variances from Village Code Sections 200-14(D) and 200-28(A) to permit widening of existing driveway for existing single family home in front yard that will create driveway width of 29.9 feet, where maximum permitted width is 12 feet, and front yard impervious surface of 37.9%, where maximum permitted is 25%. The contemplated project also will require relief from the Village Board of Trustees to permit a curb cut width in the Village right-of-way of 24.5 feet, where maximum permitted width is 18 feet pursuant to Village Code Section 162-5.**

- 3. Case #652, Application of Long Island OPCO IM Rest, LLC, f/k/a 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 (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, July 16, 2014, and August 21, 2019, public hearings.**

- 4. Case # 653, 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, July 16, 2014, and August 21, 2019 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.

Next Scheduled Public Meeting: August 21, 2024