

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

Thursday, June 20, 2024, 7:30 PM

AGENDA

- 1. Consider for Approval Draft Minutes of May 15, 2024 Meeting.**

- 2. Case #654, the Application of Ravindra Deonath**, owner, 18 The Oaks, Roslyn Estates, NY 11576, in R-12 zoning district, also known as Section 7, Block 22-1, Lot 13, on Nassau County Land and Tax Map, for variance from Village Code Section 200-12, to legalize existing generator in westerly side yard that is 31.5 feet from front property line, where minimum required distance is 60 feet. At the public hearing, all persons will be given an opportunity to be heard. Individuals wishing to review file may do so during Village business hours. Those persons planning to attend meeting and who require special accommodations because of disability are requested to notify Village Clerk no less than 48 hours prior to meeting.

- 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.