

**VILLAGE OF ROSLYN HARBOR  
BOARD OF ZONING APPEALS  
PUBLIC NOTICE**

A public hearing and meeting will be held before and by the Board of Zoning Appeals of the Incorporated Village of Roslyn Harbor, Nassau County, New York, at the Village Hall – 500 Motts Cove Road South in the Village, on February 14, 2024 at 5:00 P.M.

The hearing will be on the appeal of Jordan and Lisa Goldman, owners of a parcel of land located at 35 Harbor Lane in the Village, designated as Section 20, Block 98, Lot 9 on the Nassau County Land and Tax Map.

The Appellants seek a variance to maintain synthetic turf that was installed on the property. The synthetic turf requires the following two (2) variances from the Zoning Board of Appeals:

1. The installation of synthetic turf increased the lot coverage to a total of 22,586 square feet or 51.70%,  
while the maximum permitted lot coverage is 10,921.5 square feet or 25%.
2. The installation of synthetic turf increased the rear yard coverage to a total of 10,789.8 square feet or 58.08%,  
while the maximum permitted rear yard coverage is 3,715.6 square feet or 20%.

The above appeal is on file at the office of the Village Clerk where it may be seen Monday through Friday, 8:00 a.m. to 2:00 p.m. until the time of the hearing.

If any individual requires special assistance to attend, please notify the Village Clerk at least 48 hours in advance of the hearing.

**BY ORDER OF THE BOARD OF APPEALS**  
Marla Wolfson  
Village Clerk - Treasurer

A-2023-130