

**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 September 13, 2023 at 7:00 P.M.

The hearing will be on the appeal of Theodore Pappas, owner of a parcel of land located at 4 Engineers Road in the Village, designated as Section 20, Block 88, Lot 2 on the Nassau County Land and Tax Map.

The Appellant seeks variances to construct a Pool House. The proposed Pool House requires the following four (4) variances from the Zoning Board of Appeals.

1. Pursuant to Section 275, Attachment 2. Table 2: Schedule of Dimensional Regulations
 - a) proposed lot coverage is 39.2, while maximum lot coverage is 25%.
 - b) proposed rear yard coverage of 31.52%, while maximum rear yard coverage is 20%.
 - c) proposed floor area is .1572 or 6,855 S.F., while maximum floor area ration is .1455 or 6,343 S.F
2. Pursuant to Section 275-18, Q: Cabanas
 - a) proposed gross floor area of the cabana and covered patio is 1,118 square feet, while maximum gross floor area of a cabana is 350 square feet.

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-2023-049