

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS will hold a meeting and public hearings on Tuesday January 31, 2017 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

MRS. CHERI DUBNER requests one VARIANCE for the property known as 94 Flamingo Road, designated as Section 19 Block 41 Lot 12 on the Nassau County Land and Tax Map and within the R1 district of the Village. On April 5, 2016 a special exception was approved by the Zoning Board of Appeals for construction of an in-ground pool and appurtenant fencing. The applicant now proposes to alter the type of fencing for the pool enclosure so that it no longer conforms to the April 5, 2016 decision. All changes to a permit for a Special Exception must return to the Zoning Board of Appeals for approval. Therefore, reconsideration by the Board of Appeals is requested.

MR. AND MRS. MARK PNINI request a SPECIAL EXCEPTION and THREE VARIANCES for the property known as 25 Crabapple Drive, designated as Section 7 Block 263 Lot 2 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to Village of East Hills Code § 271-14 (A), the maximum allowable fence height is 4 feet. Pursuant to East Hills Code § 271-143(A)(1) and § 271-143(A)(3), pool enclosure fences must be five feet in height, of the chain link type, erected at least five feet from the edge of the pool and at least 15 feet from any property line. Therefore, variances are requested for the height, type, and location of the proposed pool enclosure fencing.

MRS. RENEE TACK requests a SPECIAL EXCEPTION and THREE VARIANCES for the property known as 35 Chestnut Drive, designated as Section 7 Block 195 Lot 14 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to Village of East Hills Code § 271-14 (A), the maximum allowable fence height is 4 feet. Pursuant to East Hills Code § 271-143(A)(1) and § 271-143(A)(3), pool enclosure fences must be five feet in height, of the chain link type, erected at least five feet from the edge of the pool and at least 15 feet from any property line. Therefore, variances are requested for fence height, type, and location to maintain the existing 6 ft. stockade fencing and existing 4 foot chain link and estate-type fencing, and to utilize that fencing as the proposed pool enclosure.

Maps and plans regarding above applications are available for inspection at the office of the Village Clerk during the hours of 10:30 A.M. thru 3:30 P.M.

BY THE ORDER OF THE BOARD OF APPEALS
INCORPORATED VILLAGE OF EAST HILLS
Michael Kosinski, Chairman
Dated: January 18, 2017