

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 Monday, April 24, 2017 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

**YOUNGHEE KIM** requests a SPECIAL EXCEPTION and ONE VARIANCE for the property known as 86 Woods Drive, designated as Section 19, Block 40, Lot 67 on the Nassau County Land and Tax Map and within the R2 district of the Village. Pursuant to Village of East Hills Code §271-162, Athletic Courts, use and maintenance of one athletic court requires a special exception from the Board of Appeals. Pursuant to Village of East Hills Code §271-169, Landscaping, the athletic court and all fencing surrounding the athletic court must be completely screened from adjoining properties by a living screen of evergreen trees. The plans submitted do not show the requisite landscaping. Therefore, a variance is requested.

**RICHARD COHN** requests ONE VARIANCE for the property known as 41 Cardinal Drive, designated as Section 19, Block 24, Lot 39 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 213-1, all accessory equipment shall be placed immediately adjacent to the dwelling in the side or rear yard and meet the required setbacks. The proposed generator location is adjacent to the house in the side yard, but does not meet the minimum 15 foot side yard setback requirement. Therefore, a 5 foot side yard setback encroachment variance is requested.

**SETH AND FARRAH FORREST** request ONE VARIANCE for the property known as 46 Wren Drive, designated as Section 19, Block 44, Lot 18 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-232, Height Setback Ratio, the proposed work encroaches into the required front yard height setback ratio. Therefore, a variance is requested for 3 foot 6 inches encroachment.

**CHRISTINE SCHWARTZ** requests ONE VARIANCE for the property known as 75 Redwood Drive, designated as Section 7, Block 286, Lot 12 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-143(A)(10)(i) pool equipment must be located in the rear yard immediately adjacent to the house or at least 75 feet away from all other houses. The proposed new pool equipment location is in the rear yard but within 75 feet from other houses. Therefore, a variance is requested for the new pool equipment location.

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: April 12, 2017