

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 Thursday, November 16, 2017 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

SID JACOBSON JEWISH COMMUNITY CENTER requests THREE VARIANCES for the property known as 300 Forest Drive, designated as section 7 Block 273 Lot 28 on the Nassau County Land and Tax Map and within the Industrial district of the Village. Pursuant to Village of East Hills Code, §271-111(A), Signs, one sign is permitted per establishment, not larger than 30 square feet in area, and affixed to the premises. Pursuant to Village of East Hills Code §271-111(B), signs may only be illuminated upon authorization by the Board of Appeals. The proposed sign is 37 square feet in size, illuminated, and free standing. Therefore, variances are requested for a 37 square foot free standing illuminated signage.

ADAM AND RAQUEFETTE CHERTOK request ONE VARIANCE for the property known as 22 Falcon Road, designated as Section 19 Block 36 Lot 13 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-14(A), Fences, no fences are permitted to be erected within a front yard. The proposed fence is in the front yard. Therefore, a variance is requested.

RONALD GRAVINA ON BEHALF OF DENISE SILVERBERG requests ONE VARIANCE for the property known as or the property known as 46 Cardinal Drive, designated as Section 19 Block 44 Lot 9 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-32(B), Yards, in the R-1 District, the minimum side yard setback is 15 feet. The proposed generator location has a 8.5 foot side yard setback. Therefore, a 6.5 ft side yard setback variance is requested.

MR. AND MRS. JONATHAN LERNER request a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 29 Eagle Lane, designated as Section 19 Block 29 Lot 5 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. 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 pool equipment location is on the side of the house. Therefore, a variance is requested for the pool equipment location in the side yard.

ANAND AND BINDYA MELAWANI request TWO VARIANCES for the property known as 10 Eastwoods Court, designated as Section 7 Block 195 Lot 19 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-14(A), Fences, fences shall not exceed four feet in height and no fences are permitted to be erected within a front yard. The proposed six foot high fence is in the front yard. Therefore, variances are requested for two feet of fence height and for the fence 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: November 7, 2017