

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 February 27, 2018 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

**MATTHEW SKIDELL** requests TWO SPECIAL EXCEPTIONS and FOUR VARIANCES for the property known as 80 Heather Drive, designated as Section 7 Block 285 Lot 24 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, at least 15 feet from any property line, and further requires that there be only one gate. Therefore, variances are requested for the proposed 5 foot pool enclosure fence, partially of the estate type, located along the property line and having two gates. 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 not compliant. Therefore, a variance is requested for the pool equipment location. Pursuant to Village of East Hills Code § 271-14 (C), fences, the enclosure of less than the entire rear yard of a lot, where such enclosed portion is used or intended to be used as a dog run or an enclosure for an animal or animals, requires a special exception from the Zoning Board of Appeals.

**DAVID WEISSMAN** requests ONE VARIANCE for the property known as 85 Ash Drive, designated as Section 7 Block 285 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 § 271-232 – Height Setback Ratio, the proposed work encroaches into the required height setback ratio for the front yard. Therefore, a variance is requested for 5 foot 6 inches of front yard height setback encroachment.

**MR. and MRS. GREG ZUCKER** request TWO SPECIAL EXCEPTIONS AND SEVEN VARIANCES for the property known as 60 Hickory Drive, designated as Section 7 Block 283 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 proposed 5 foot pool enclosure fence, partially of the estate type, located five feet from the property line. Pursuant to Village of East Hills Code § 271-143(A)(7), a separate drywell is required for swimming pools. Therefore, a variance is requested for the proposed drywell which is not dedicated solely for the swimming pool. Pursuant to Village of East Hills Code § 271-30, the maximum allowable lot coverage is 25% (4,196 square feet for this property). The proposed lot coverage is 6,560 sf. Therefore a variance is requested for 2,364 sf of lot coverage. Pursuant to Village of East Hills Code § 271-23, the maximum allowable rear yard lot coverage is 20% (1,384 square feet for this property). The proposed rear yard lot coverage is 3,449 sf. Therefore, a variance is requested for 2,065 sf of rear yard lot coverage.

Pursuant to Village of East Hills Code §271-162, athletic courts require a special exception from the Zoning Board of Appeals. Therefore, a Special Exception is requested to maintain the existing athletic court. Pursuant to Village of East Hills Code 271-167, Athletic Courts must be located at least 20 feet from the rear or side property line. The existing athletic court is located 5 feet of the rear property line. Therefore a variance is requested for 15 feet of rear yard setback.

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: February 14, 2018