

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, July 31, 2018 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

JED WILDER APPEALS the April 23, 2018 Decision of the Architectural Review Board for the property known as 230 CHESTNUT DRIVE, designated as Section 7, Block 273, Lot 23 on the Nassau County Land and Tax Map and within the R-1 district of the Village. Pursuant to Village of East Hills Code § 271-296, an applicant aggrieved by any decision of the Architectural Review Board may appeal to the Zoning Board of Appeals of the Village.

MITCHEL LIDOWSKY requests **ONE VARIANCE** for the property known as 66 FLAMINGO ROAD, designated as Section 19, Block 41, Lot 5 on the Nassau County Land and Tax Map and within the R-1 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 does not meet the required side yard setback. Therefore a variance is requested for 5 feet 8 inches of side yard setback.

DEBORAH MAKRESIAS requests **FIVE VARIANCES** for the property known as 22 PINEWOOD ROAD, designated as Section 7, Block 251, Lot 8 on the Nassau County Land and Tax Map and within the R-1 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 front yards along Pinewood Road and along Teakwood Lane. Therefore, variances are requested for 8 feet 7 inches of front yard height setback from Pinewood Road, and 6 feet of front yard height setback from Teakwood Lane. Pursuant to Village of East Hills Code § 271-233, Height Setback Ratio, the proposed work encroaches into the required height setback ratio for the right side yard. Therefore, a variance is requested for 8 feet 6 inches of side yard height setback. Pursuant to Village of East Hills Code § 271-236(B), Exterior Wall Interruption, no wall can extend to a length of more than 30 feet without a change or break of at least 2 feet. The south elevation (second floor) extends to a length of 38 feet 6 inches without a break. Therefore, a variance is requested for 8 feet 6 inches of wall without a break. Pursuant to Village of East Hills Code § 271-32(D), Yards, for corner lots the depth of a yard from any street line shall not be less than 30 feet. The existing and proposed setback is 29 feet 6 inches. Therefore, a variance is requested for a 6 inch front yard setback encroachment.

STEVEN MASHAAL requests **TWO SPECIAL EXCEPTIONS AND SEVEN VARIANCES** for the property known as 165 Poplar Drive designated as Section 7 Block 299 Lot 11 on the Nassau County Land and Tax Map and within the R-1 district of the Village. Pursuant to Village of East Hills Code § 271-162, Athletic courts require a special exception from the Zoning Board of Appeals. 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 5 feet in height, of the chain link type, erected at least 5 feet from the edge of the pool, at least 15 feet from any property line, and have 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. East Hills Code§ 271-143(A)(10)(i) requires that pool equipment 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 indoors. Therefore, a variance is requested for the pool equipment location. Pursuant to Village of East Hills Code §271-261(A) a new retaining wall or single tier of a multi-tier wall shall not exceed four feet in height. The three proposed walls are each 8 feet in height. Therefore, variances are requested for 4 feet of wall height for each retaining wall.

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: July 18, 2018