

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS has scheduled a meeting and public hearings for October 22, 2019 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York:

**ENZO VENEZIANO** requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 385 CHESTNUT DRIVE designated as Section 7 Block 264 Lot 18 on the Nassau County Land and Tax Map and within the R1 District of the Village. Pursuant to East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to East Hills Code §271-143(A)(1), pool enclosure fences must be five feet in height. Therefore, a variance is requested for one foot of fence height. Pursuant to East Hills Code § 271-142(B), swimming pools must be located at least twenty feet from any drywells. The proposed pool is located four feet and five feet from two existing drywells, and eight feet from the proposed drywell. Therefore, variances are requested for drywell setbacks. Pursuant to Village of East Hills Code § 271-30, the maximum allowable lot coverage is 25%, or 4,350 sf. The proposed lot coverage is 6,319 sf. Therefore, a variance is requested for 1,969 (11.32%) of excess lot coverage.

**GABRIELLE CHASSAGNE KLEIN** requests ONE VARIANCE for the property known as 39 Willow Gate designated as Section 7 Block 177 Lot 19 on the Nassau County Land and Tax Map and within the R-2 district of the Village. Pursuant to Village of East Hills Code 271-43(c), Yards, the minimum rear yard setback in the R-2 district is 25 feet. The proposed setback is 19.93 feet. Therefore, a variance is requested for 5.07 feet of rear yard setback.

**MARC FREEMAN** requests a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 60 CHESTNUT DRIVE designated as Section 7 Block 272 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 §271-139(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 (3), pool enclosure fences must of the chain link type, and be erected completely enclosing the pool 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 fence, partially of the estate type and located along the property line. Pursuant to Village of East Hills Code § 271-143(A)(4), a four foot walkway is required on all sides of the pool. A partial walkway is proposed. Therefore, a variance is requested.

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: October 9, 2019