

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 Tuesday January 7, 2020 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

JOSHUA STEIN requests ONE VARIANCE for the property known as 125 Crescent Lane designated as Section 7 Block 133 Lot 7 on the Nassau County Land and Tax map and within the R2 District of the Village. Pursuant to Village of East Hills Code §271-47(b), Accessory buildings and uses, accessory structures must be located at least five feet from the rear lot line and ten feet from the side lot line. The rear yard patio is located on the side yard property line. Therefore, a variance is requested for ten feet of side yard setback.

LINDSAY BIRNBAUM requests ONE VARIANCE for the property known as 110 Oak Drive, designated as Section 7 Block 278 Lot 15 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(c), yards, all raised patios must maintain a rear yard setback of 30 feet. The proposed raised patio has a 10 foot setback. Therefore, a variance is requested for 20 feet of rear yard setback.

DAWN BERNSTEIN requests A SPECIAL EXCEPTION AND TWO VARIANCES for the property known as 65 Redwood Drive, designated as Section 7 Block 286 Lot 11 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 (3), pool enclosure fences must be 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, and must only have one gate. Therefore, variances are requested for the proposed 5 foot chain link fence located along the property line.

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: December 18, 2019