

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 Wednesday, October 26, 2016 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

MRS. JENNIFER CASH requests ONE VARIANCE for the property known as 17 ESTATES DRIVE, designated as Section 19 Block 50 Lot 1 on the Nassau County Land and Tax Map and within the R2 district of the Village. Pursuant to Village of East Hills Code § 271-235, Floor Area Ratios and Maximums, in the R2 Zone the maximum permitted floor area for the property is 3,742 sf. The proposed floor area is 3,778 sf. Therefore, a variance is requested for 36 square feet of floor area.

MR. AND MRS. SCOTT PRINCER request a SPECIAL EXCEPTION and THREE VARIANCES for the property known as 30 CEDAR DRIVE, designated as Section 7 Block 303 Lot 3 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), Fences, the maximum allowable fence height is 4 feet. Pursuant to East Hills Code § 271-143(A)(3), pool enclosure fences must be erected at least five feet from the edge of the pool and at least 15 feet from any property line and Village of East Hills Code § 271-143(A)(1) requires a fence, five feet in height of the chain link type to be erected completely enclosing the pool. Therefore variances are requested for the proposed 5 foot high estate-type pool enclosure fence located partially on 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: October 12, 2016