

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS meeting and public hearings originally scheduled for Tuesday March 14, 2017 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York have been **RESCHEDULED** to **TUESDAY MARCH 28, 2017** at 8:00 PM. The following cases will be heard at the March 28, 2017 meeting:

CONTINUATION FROM JANUARY 31, 2017: MRS. CHERI DUBNER requests one VARIANCE for the property known as 94 Flamingo Road, designated as Section 19, Block 41, Lot 12 on the Nassau County Land and Tax Map and within the R1 district of the Village. On April 5, 2016 a special exception was approved by the Zoning Board of Appeals for construction of an in-ground pool and appurtenant fencing. The applicant now proposes to alter the type of fencing for the pool enclosure so that it no longer conforms to the April 5, 2016 decision. All changes to a permit for a Special Exception must return to the Zoning Board of Appeals for approval. Therefore, reconsideration by the Board of Appeals is requested.

RESCHEDULED FROM FEBRUARY 9, 2017: MR. AND MRS. ALAN BOCHNER request TWO VARIANCES for the property known as 175 REVERE ROAD, designated as Section 7, Block 139, Lot 4 on the Nassau County Land and Tax Map and within the R2 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 feet. Therefore, a variance is requested for a 6 foot rear yard setback encroachment. Pursuant to Village of East Hills Code 271-41, Lot Coverage, the maximum permitted lot coverage is 25%. The proposed lot coverage is 28%. Therefore a variance is requested.

RESCHEDULED FROM FEBRUARY 9, 2017: MR. BILLY BREITNER requests ONE VARIANCE for the property known as 65 POPLAR DRIVE, designated as Section 7, Block 302, 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 § 271-232, Height Setback Ratio Requirements, Front Yard Limitations, the front elevation is encroaching one foot six inches into the sky plane. Therefore, a variance is requested for a front yard height setback encroachment.

MRS. KAREN BLACK REQUESTS RECONSIDERATION OF A SPECIAL EXCEPTION for the property known as 5 WREN DRIVE designated as Section 19, Block 45, Lot 12 on the Nassau County Land and Tax Map and within the R1 district of the Village. On December 13, 2016 a special exception was approved by the Zoning Board of Appeals for construction of an in-ground pool and appurtenant fencing. The applicant now proposes to alter the location of the swimming pool and proposes changes to the approved landscape plan. All changes to a permit for a Special Exception must return to the Zoning Board of Appeals for approval. Therefore, reconsideration by the Board of Appeals is requested.

MR. JOE CELSO requests a SPECIAL EXECEPTION AND FOUR VARIANCES for the property known as 3 POTTERS LANE designated as Section 7, Block P, Lot 15 on the Nassau County Land and Tax Map and within the R 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 boundary line 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 and only one gated entrance is permitted. The existing 6 foot PVC fence and existing estate fence on the property line do not comply with the Village Code. Therefore, variances are required for fence height, type, location and number of gates.

MR. AND MRS. BRETT KOGEL request ONE VARIANCE for the property known as 73 STARLING COURT designated as Section 19, Block 41, Lot 30 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(A), Yards, the minimum front yard setback in the R-1 district is 35 feet. The proposed setback is 25 feet 9 inches. Therefore, a variance is requested for 11 feet 3 inches of front yard setback encroachment.

MR. AND MRS. MARK FOSTER request TWO variances for the property known as 30 Midwood Cross designated as Section Block and Lot on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-235, Floor Area, the maximum permitted floor area in the R1 Zone is 6,100 sf. The proposed floor area exceeds this limit by 268 sf. Therefore, a variance is requested for 268 square feet of floor area. Pursuant to Village of East Hills Code § 271-232, Height Setback Ratio Requirements, the front elevation is encroaching 4 feet 6 inches into the front yard sky plane. Therefore a variance is requested for a height setback encroachment.

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: March 13, 2017