

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 March 13, 2018 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

VICKI AND DOUG ANMUTH request ONE VARIANCE for the property known as 160 Redwood Drive, designated as Section 7 Block 296 Lot 19 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 is 6,173 sf. Therefore, a variance is requested for 73 square feet of floor area.

HELENE SMITH requests ONE VARIANCE for the property known as 135 Sycamore Drive, designated as Section 7 Block 249 Lot 51 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code §271-28, Height Restrictions, The height of any principal building shall not exceed 30 feet. The new home was constructed at a height of 30 feet 8 inches. Therefore a variance is requested for 8 inches of building height.

SCOTT PRINCER requests ONE VARIANCE 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. By a Notice of Decision dated December 14, 2016, the Zoning Board of Appeals granted a special exception for installation of an in-ground pool and spa.. The applicant now asksto omit installation of the required drywell. 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.

MEREDITH BROOKS AND SCOTT GOLDMAN request ONE VARIANCE for the property known as 38 Flamingo Road designated as Section 19 Block 38 Lot 6 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-14(A), Fences, fences shall not exceed a height of four feet from ground level. The proposed fence is 6 feet high. Therefore, a variance is requested for 2 feet of fence height.

GLENN AND EMILY SILVERSTEIN request THREE VARIANCES for the property known as 58 FLAMINGO ROAD designated as Section 19 Block 38 Lot 17 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, the proposed work encroaches on the required height setback ratio for the front yards along both Flamingo Road and Cardinal Drive. Therefore, variances are requested for 12 feet 7 inches of front yard height setback from Flamingo Road and for 11 feet 9 inches of front yard height setback from Cardinal Drive. 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 right side second floor wall extends to a length of 37 feet without a break. Therefore, a variance is requested for 7 feet of wall without a break.

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: February 28, 2018