

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 Thursday June 7, 2018 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

**CONTINUATION FROM APRIL 24, 2018: JRJM DEVELOPMENT II, LLC** requests THREE VARIANCES for the property known as 18 LAWN DRIVE, designated as Section 7 Block 273 Lots 33 and 36 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-128, flat roofs are not permitted on the second floor, therefore a variance is requested for a second floor flat roof. Pursuant to Village of East Hills Code § 271-228, Building Height, the height of residential buildings is limited to 30 feet. The proposed building height from average grade is 35 feet. Therefore, a variance is requested for 5 feet of building height. Pursuant to Village of East Hills Code § 271-261 a new retaining wall or single tier of a multitier wall shall not exceed four feet in height. The proposed walls are 7 feet and 9 feet high. Therefore, variances are requested for 2 feet and 4 feet of retaining wall height respectively.

**CONTINUATION FROM APRIL 24, 2018: JRJM DEVELOPMENT II, LLC** requests A SPECIAL EXCEPTION AND THREE VARIANCES for the property known as 18 LAWN DRIVE, designated as Section 7 Block 273 Lots 33 and 36 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 §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, at least 15 feet from any property line. Therefore, variances are requested for the proposed 5 foot pool enclosure fence, partially of the estate type, located partially along the property line.

**SID JACOBSON JEWISH COMMUNITY CENTER, AS PUTATIVE TENANT** requests ONE VARIANCE for the property known as 200 FOREST DRIVE, designated as Section 7 Block 273 Lot 47 on the Nassau Land and Tax Map and within the Light Industrial district of the Village. Pursuant to Village of East Hills Code § 271-98, Permitted Uses, the proposed administrative offices are not a permitted use in the Light Industrial District of the Village. Therefore, a variance is requested.

**RONALD GRAVINA ON BEHALF OF HOWARD BERKENFELD** requests ONE VARIANCE for the property known as 15 Heather Drive, designated as Section 7 Block 281 Lot 5 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(B), Yards, in the R-1 District, the minimum side yard setback is 15 feet. The proposed generator location leaves only an 11.7 foot side yard setback. Therefore, a 3.3 feet of side yard setback 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: May 23, 2018