

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, August 14, 2018 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

DRS. PAOLO BOLOGNESE AND ALLISON BLOOM (the “Applicants”) request **TWO VARIANCES** for the property known as 22 PEACOCK DRIVE, designated as Section 19 Block 29 Lot 8 on the Nassau County Land and Tax Map and within the R-1 district of the Village. Pursuant to East Hills Code § 271-143(A)(1), pool enclosure fences must be of the chain link type. The existing fencing is wooden and a variance is requested. East Hills Code § 271-143(A)(10)(i) requires that pool equipment be located in the rear yard immediately adjacent to the house or at least 75 feet away from all other houses. The existing pool equipment is in the side yard and a variance is requested. In addition, the Applicants propose installing new fencing as certain existing fencing is not on their property. All changes to an existing Special Exception must return to the Zoning Board of Appeals for approval. Therefore, the Applicants request consideration by the Board of Appeals is requested.

ROBYN TENEBRUSO requests **THREE VARIANCES** for the property known as 1 LAKEVILLE COURT, designated as Section 19, Block 34, Lot 16 on the Nassau County Land and Tax Map and within the R-1 district of the Village. 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 concerning a May 13, 1974 Special Exception for a swimming pool. 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, and at least 15 feet from any property line. Therefore, variances are requested for the proposed 5 foot pool enclosure fence of the estate type and located partially along the property line.

SHAWN LERNER requests **FOUR VARIANCES** and a **SPECIAL EXCEPTION** for the property known as 40 BIRCH DRIVE, designated as Section 7 Block Lot on the Nassau County Land and Tax Map and within the R-1 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 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, and 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 five feet from the property line. Village of East Hills Code § 271-143(A)(10)(i) requires that pool equipment be located in the rear yard immediately adjacent to the house or at least 75 feet away from all other houses. The proposed pool equipment is in the rear yard not immediately adjacent to the house. Therefore, a 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: August 1, 2018