

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, October 30, 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 SEPTEMBER 25, 2018 MEETING: MARAT LEMPERT requests **FOUR VARIANCES** for the property known as 15 OAKDALE LANE, designated as Section 7 Block 131 Lot 12 on the Nassau County Land and Tax Map and within the R2 district of the Village. Pursuant to Village of East Hills Code § 271-232, Front Yard Limitations, the front elevation encroaches into the required height setback ratio for the front yard. Therefore, a variance is requested for 4 feet 6 inches of front yard height setback encroachment. Pursuant to Village of East Hills Code § 271-233, Side Yard Limitations, the left side elevation encroaches into the required height setback ratio for the side yard. Therefore, a variance is requested for 4 feet of side yard height setback encroachment. Pursuant to Village of East Hills Code § 271-235, Floor Area Ratios and Maximums, the maximum floor area for this lot is 4,118.76 square feet ($11441 \times 36\% = 4118.76$). The proposed floor area is 4,161.81 square feet. Therefore, a variance is requested for 42.75 square feet of floor area. Pursuant to Village of East Hills Code 271-41, Lot Coverage, the maximum permitted lot coverage is 25%. The proposed lot coverage is 31.9%. Therefore a variance is requested for 6.9% (789.47 square feet) of lot coverage.

MATTHEW LALIN requests **ONE VARIANCE** for the property known as 25 OAK DRIVE, designated as Section 7 Block 283 Lot 2 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 yard. Therefore, a variance is requested for 11.5 feet of front yard height setback.

CONTINUATION FROM NOVEMBER 16, 2017 MEETING: SID JACOBSON JEWISH COMMUNITY CENTER requests **TWO VARIANCES** for the property known as 300 Forest Drive, designated as section 7 Block 273 Lot 28 on the Nassau County Land and Tax Map and within the Industrial district of the Village. Pursuant to Village of East Hills Code, §271-111(A), Signs, one sign is permitted per establishment, not larger than 30 square feet in area, and affixed to the premises. Pursuant to Village of East Hills Code §271-111(B), signs may only be illuminated upon authorization by the Board of Appeals. The proposed sign is illuminated and free standing. Therefore, variances are requested for free standing illuminated signage.

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 17, 2018