

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, November 27, 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 NOVEMBER 16, 2017 AND OCTOBER 30, 2018 MEETINGS: 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 a free standing illuminated sign.

YAAKOF RINGLER requests a **SPECIAL EXCEPTION AND THREE VARIANCES** for the property known as 32 WOODHOLLOW ROAD, designated as section 7 Block 201 lot 11 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 allowable fence height is 4 feet and pursuant to Village of East Hills Code § 271-143(A)(1) and (3), pool enclosure fences must of the chain link type be erected completely enclosing the pool, 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 fence, partially of the estate type and located along the property line.

MARK WAGNER requests **ONE VARIANCE** for the property known as 47 WAGON ROAD, designated as Section 7 Block 130 Lot 7 on the Nassau County Land and Tax Map and within the R2 district of the Village. Village of East Hills Code Section 271-43, Yards, requires a 30 foot setback from the front property line except as provided in Section 271-230(A)(3), Projection of Buildings, one-story open porches or porticos or enclosed entrance doorways may project into a front yard not more than 5 feet. The proposed front yard setback for the porch is 22 feet 1 ¾ inches. Therefore a variance is requested for 2 feet 10 ¼ inch encroachment.

STEVEN MASHAAL requests ONE VARIANCE for the property known as 165 Poplar Drive designated as Section 7 Block 299 Lot 11 on the Nassau County Land and Tax Map and within the R-1 district of the Village. A September 7, 2018 ZBA Notice of Decision granted variances for the two lowest walls of a retaining wall system to be up to 6 feet in height, two special exceptions, and variances associated with pool enclosure fencing. Pursuant to Village of East Hills Code § 271-261(A), Retaining Walls, no wall shall exceed 4 feet in height. The three proposed walls in the retaining wall system on the plans submitted October 26, 2018 are each 6 feet in height. Therefore, a variance is requested for the application. To the extent that the proposed athletic court and/or proposed swimming pool that are the subject of September 7, 2018 Notice of Decision's special exceptions have been changed, including respective locations, Zoning Board approval is necessary.

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: November 14, 2018