

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS has scheduled a meeting and public hearings for Tuesday, May 21, 2019 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York:

CONTINUATION FROM APRIL 16, 2019 meeting: **PAUL GANGIAN** requests VARIANCES for the property known as 62 GLEN COVE ROAD, designated as Section 19 Block 6 Lots 79, 80 and 100 on the Nassau County Land and Tax Map and within the Business B district of the Village. Pursuant to Village of East Hills Code § 271-89(B), Off Street Parking, business or professional buildings higher than one story must provide a minimum of one delineated parking space (size 10 feet by 20 feet) for every 300 square feet of building floor area. The proposed 2,919 sf of office space requires ten parking spaces, each 10 feet by 20 feet in size. Six parking spaces, 9 feet by 18 feet in size, are proposed and variances are requested.

ENZO VENEZIANO requests a SPECIAL EXCEPTION AND NINE VARIANCES for the property known as 385 CHESTNUT DRIVE Section 7 Block 264 Lot 18 on the Nassau County Land and Tax Map and within the R1 District of the Village. Pursuant to 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 (3), pool enclosure fences must be chain link type, erected enclosing the pool at least five feet from the edge of the pool and at least fifteen feet from any property line, and have only one gate. Therefore, variances are requested for the proposed five foot fence, partially of the estate type, located along the property line, and having two gates. Pursuant to East Hills Code § 271-143(A)(4), a four foot walkway is required on all sides of the pool. No walkway is proposed and a variance is requested. Pursuant to East Hills Code § 271-143(A)(7), the required drywell must be at least 8 feet by 10 feet, the proposed drywell is 8 feet by 6 feet, and a variance is requested. Pursuant to East Hills Code § 271-142(B), swimming pools must be located at least twenty feet from any drywells. The proposed pool is located four feet and five feet from two existing drywells, and eight feet from the proposed drywell. Therefore, variances are requested for drywell setbacks.

JULIE WEISSBERG SCHWARTZ AND CARY SCHWARTZ request a SPECIAL EXCEPTION AND TWO VARIANCES for the property known as 30 SPRUCE DRIVE Section 7 Block 260 Lot 10 on the Nassau County Land and Tax Map and within the R1 District of the Village. Pursuant to 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 four feet. Pursuant to East Hills Code § 271-143(A)(1) and (3), pool enclosure fences must be of the chain link type, erected enclosing the pool, and 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 five foot chain link fence located along the property line.

ROSS ALBERT requests a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 95 MIMOSA DRIVE Section 7 Block 299 Lot 52 on the Nassau County Land and Tax Map and within the R1 District of the Village. Pursuant to Village of East Hills Code §271-162, where permitted, Athletic Courts require a special exception from the Zoning Board of Appeals. Pursuant to Village of East Hills Code 271-166, Location, Athletic Courts must be in the rear yard only. The existing athletic court is in a side yard. Therefore, a variance is requested. Pursuant to Village of East Hills Code 271-167, Athletic Courts must be located at least twenty feet from the rear or side property line. The existing athletic court is located 8.52 feet from the side property line. Therefore, a variance is requested for 11.58 feet of side yard setback. Pursuant to Village of East Hills Code 271-169, Landscaping, an athletic court must be screened by evergreen plantings. No landscape screening is proposed. Therefore, a variance is requested. Pursuant to Village of East Hills Code 271-170, proper drainage is required for Athletic Courts. No drainage is proposed. Therefore a variance is requested.

GREG AND DEBORAH ZUCKER request ONE VARIANCE for the property known as 60 HICKORY DRIVE, designated as Section 7 Block 283 Lot 5 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 of the estate type and a variance is requested. All changes to an existing Special Exception must return to the Zoning Board of Appeals for approval. Therefore, the Applicants requests approval by the Board of Appeals.

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 8, 2019