

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS has scheduled a meeting and public hearings via videoconference pursuant to Governor's Executive Order 202.1 (as extended by EO 202.87) for February 4, 2021 at 5:00 PM to consider the following:

LISA RABINOVICH requests 2 VARIANCES AND A SPECIAL EXCEPTION for the property known as 73 HOLLY LANE designated as Section 7 Block 135 Lot 19 on the Nassau County Land and Tax Map and in the R2 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 of the chain link type, and must 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 located along the property line. Pursuant to East Hills Code §271-143(A)(2), no part of any pool may be located within 20 feet of any property line. The proposed pool is located 11.75 feet from the rear property line and 16 feet from the side yard line. Therefore, variances are requested for 8.2 feet of rear yard setback and 4 feet of side yard setback. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, Accessory buildings or structures shall not occupy more than 20 percent of the rear yard. The proposed rear yard lot coverage is 23.6 percent. Therefore, a variance is requested for 3.6 percent (229 sf) of rear yard lot coverage. Pursuant to Village of East Hills Code §271-41, a maximum of 25 percent lot coverage is permitted. The proposed lot coverage is 31.7 percent. Therefore, a variance is requested for 6.7 percent (957 sf) of lot coverage.

SHAYONA80 LLC requests EIGHT VARIANCES AND A SPECIAL EXCEPTION for the property known as 80 FERN DRIVE designated as Section 7 Block 289 Lot 27 on the Nassau County Land and Tax Map and in the R1 District of the Village. The appeal is from the Denial Letters dated December 14, 2020 and January 14, 2021. Pursuant to East Hills Code § 271-261(A), retaining walls, a new retaining wall or single tier of a multi-tiered wall shall not exceed four feet in height. The proposed retaining walls are 7 feet high, 6.5 feet high, etc. Therefore, variances are requested for 3 feet and 2.5 feet of retaining wall height. 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 of the chain link type, and 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, and must only have one gate. Therefore, variances are requested for the proposed 5 foot fence, for fence type if the fence is not chain link, located partially on the property line and on top of the retaining walls, and for having two gates. Pursuant to East Hills Code §271-142(B), swimming pools must be located at least 20 feet from any drywells. The proposed spa is located 12 feet 6 inches from the proposed drywell. Therefore, a variance is requested for 7 feet six inches of drywell setback. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, Accessory buildings or structures shall not occupy more than 20 percent of the rear yard. The proposed rear yard lot coverage is 21.32 percent. Therefore, a variance is requested for 1.32 percent of rear yard lot coverage.

LENNY BONILLA requests ONE VARIANCE for the property known as 61 ROUND HILL ROAD designated as Section 7 Block 108 Lot 24 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to Village of East Hills Code §271-43(c), Yards, properties in the R2 district must have a minimum rear yard depth of 25 feet. The proposed rear yard setback is 22.5 feet. Therefore a variance is requested for 2.5 feet of rear yard setback.

DAVID BORKON requests FIVE VARIANCES AND A SPECIAL EXCEPTION for the property known as 140 WALNUT DRIVE designated as Section 7 Block 262 Lot 2 on the Nassau County Land and Tax Map and in 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 of the chain link type, and 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, and must only have one gate. Therefore, variances are requested for the proposed 5 foot fence, located along the property line and for fence type if the fence is not chain link. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings or structures shall not occupy more than 20 percent of the rear yard. The proposed rear yard lot coverage is 22.4 percent. Therefore, a variance is requested for 2.4 percent (299 sf) of rear yard lot coverage. Pursuant to East Hills Code §271-30, Lot coverage, all buildings, including accessory buildings, shall not cover more than 25% of the area of the plot. The proposed yard lot coverage is 27.2 percent. Therefore, a variance is requested for 2.2 percent (556 sf) of rear yard lot coverage.

DAVID AND JILL ZARIN request ONE VARIANCE for the property known as 10 FALCON ROAD designated as Section 19 Block 36 Lot 3 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to 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 3.5 feet of front yard height setback.

Due to the current health crisis the public meeting and hearings will not be held in person at Village Hall. Instead the public is welcome to attend and participate online at www.zoom.us meeting ID number 841 0437 3706, password 237233 or by phone at (929)205-6099. Additional dial in options may be found at www.villageofeasthills.org/meetings. In addition, comments with respect to the applications may be submitted prior to the meeting by email to nfuteran@villageofeasthills.org. Maps and plans regarding the below applications are available for inspection on the Village's website at www.villageofeasthills.org/meetings. If EO 202.87 is not extended, the public meeting and hearings will take place in person at 8:00 p.m. at Village Hall, 209 Harbor Hill Road, East Hills NY on February 4, 2021.

BY THE ORDER OF THE BOARD OF APPEALS
INCORPORATED VILLAGE OF EAST HILLS
Michael Kosinski, Chairman
Dated: January 20, 2021