

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 202.93) for March 09, 2021 at 5:00 PM to consider the following:

JED WILDER requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 230 CHESTNUT DRIVE designated as Section 7 Block 273 Lot 23 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. Therefore, variances are requested for the proposed 5 foot fence, partially of the estate type, and located partially along the property line. Pursuant to East Hills Code §271-142(B), swimming pools must be located at least 20 feet from any drywells. The proposed pool is located 5 feet from the proposed drywell. Therefore, a variance is requested for 15 feet of drywell setback.

JAMES LEIBMAN requests a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 125 WALNUT DRIVE designated as Section 7 Block 261 Lot 8 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. Therefore, variances are requested for the proposed 5 foot fence, partially of the estate type, and located along the property line. 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 26.9 percent. Therefore, a variance is requested for 6.9 percent of rear yard lot coverage.

SARA LEBENSFELD requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 39 MIDWOOD CROSS designated as Section 7 Block 250 Lot 18 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, partially of the estate type, and located along the property line. Pursuant to East Hills Code §271-143(A)(10)(i), pool equipment be located in the rear or side yard immediately adjacent to the house or at least 75 feet away from all other houses. The proposed pool equipment is not 75 feet from adjacent houses, therefore a variance is requested. Pursuant to East Hills Code §271-143(A)(4), a four foot walkway is required on all sides of the pool. A partial walkway is proposed. Therefore a variance is requested.

SCOTT HOUSENBOLD requests a SPECIAL EXCEPTION AND SIX VARIANCES for the property known as 6 PINWOOD ROAD designated as Section 7 Block 251 Lot 4 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. Therefore, variances are requested for the proposed 5 foot fence, located along the property line. East Hills Code §271-143(A)(10)(i) requires that pool equipment be located in the rear or side yard immediately adjacent to the house or at least 75 feet away from all other houses. The proposed pool equipment is in the side yard, 10 feet 2 inches from the property line. Therefore, a variance is requested for 4 foot 8 inches of side yard setback. Pursuant to East Hills Code §271-142(B), swimming pools must be located at least 20 feet from any drywells. The proposed pool is located 12 feet from the proposed drywell. Therefore, a variance is requested for 8 feet of drywell setback. Pursuant to East Hills §271-30, Lot coverage, all buildings, including accessory buildings, shall not cover more than 25 percent of the area of the plot. The proposed lot coverage is 28.3 percent. Therefore, a variance is requested for 3.3 percent of lot coverage. 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 percent. Therefore, a variance is requested for 2 percent of rear yard lot coverage.

ROBERT KUPPERSMITH requests a SPECIAL EXCEPTION AND SIX VARIANCES for the property known as 76 DEEPWOOD ROAD designated as Section 7 Block K-1 Lot 106 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 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 further require that there be only one gate. Therefore, variances are requested for the proposed 5 foot fence, of the PVC type, located along the property line, and having two gates. Pursuant to East Hills Code §271-47(A), Accessory buildings and uses, accessory buildings or structures shall not occupy more than 15 percent of the rear yard (893.1 sf for this yard). The proposed rear yard lot coverage is 1,409.5 sf. Therefore, a variance is requested for 516.4 sf (8.5 percent) of rear yard lot coverage. Pursuant to East Hills Code §271-143(A)(4), a four foot walkway is required on all sides of the pool. Three sides of the pool lack a walkway. Therefore a variance is requested.

KONSTANDINOS VORILLAS requests a SPECIAL EXCEPTION AND TWO VARIANCES for the property known as 70 TARA DRIVE designated as Section 19 Block 39 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 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, partially of the estate type.

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 837 4334 8526, password 390156 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.

BY THE ORDER OF THE BOARD OF APPEALS
INCORPORATED VILLAGE OF EAST HILLS

Michael Kosinski, Chairman

Dated: February 24, 2021