

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 202.96) for March 23, 2021 at 5:00 PM to consider the following:

MICHAEL SILVERMAN (Continued from February 23, 2021 meeting) requests a SPECIAL EXCEPTION and SIX VARIANCES for the property known as 165 BIRCH DRIVE, designated as Section 7 Block 276 Lot 6 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 §271-23(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 26.7 percent. Therefore, a variance is requested for 6.7 percent (438 sf) of rear yard lot coverage. Pursuant to East Hills §271-142(B), the drywell must be located at least 20 feet from the proposed swimming pool. The proposed drywell is located 10 feet from the pool. Therefore, a variance is requested for 10 feet of drywell setback. Pursuant to East Hills Code §271-143(A)(2) No part of any pool shall be located within 20 feet of any property line. The proposed pool is located 10 feet from the rear property line. Therefore, a variance is requested 10 feet of rear yard setback.

JOEL AND JUDY STUDIN request a SPECIAL EXCEPTION and THREE VARIANCES for the property known as 375 CHESTNUT DRIVE, designated as Section 7 Block 264 Lot 17 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 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 requires that there be only one gate. Therefore, variances are requested for the proposed 5 foot property line fence. 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. Therefore, a variance is requested for the proposed pool equipment location.

VICKI ANMUTH requests ONE VARIANCE for the property known as 160 REDWOOD DRIVE designated as Section 7 Block 296 Lot 19 on the Nassau County Land and Tax Map and in the R1 District of the Village. The Zoning Board of Appeals by its decision of June 5, 2018 previously approved an application for a Special Exception for a swimming pool and appurtenances. The building permit amendment application submitted on November 25, 2020 requests changes to the approved type of fencing/gate materials. Therefore, reconsideration by the Board of Appeals is required. Pursuant to East Hills Code § 271-143(A)(1), pool enclosure fencing may have only one gate. The proposed amendment requests two gates. Therefore, a variance is requested.

DOR BONEH requests TWO VARIANCES for the property known as 25 OAKDALE LANE designated as Section 7 Block 131 Lot 11 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to East Hills Code 271-47(2), Accessory Structures, accessory buildings and structures shall be located in the rear yard and shall be not less than five feet from the rear lot line, and not less than 10 feet distant from any side line, and 15 feet from the house. The proposed shed is located in the side yard. Therefore a variance is requested. Pursuant to East Hills Code § 271-14(A), Fences, fences shall not exceed a height of four feet from ground level. The proposed fence is 6 feet high. Therefore, a variance is requested for 2 feet of side yard fence height.

BRAD EPSTEIN requests ONE VARIANCE for the property known as 98 DEEPWOOD ROAD designated as Section 7 Block K-01 Lot 108 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to Village of East Hills Code § 214-43(B), Side Yards, properties in the R-2 district of the Village must have a side yard aggregate depth of 30 feet. The proposed side yard aggregate setback is 27.38 feet. Therefore a variance is requested for 2.62 feet of aggregate side yard setback.

HAREN HELLER requests ONE VARIANCE for the property known as 45 GEORGIAN COURT designated as Section 19 Block 39 Lot 53 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to Village of East Hills Code § 271-32(B) the proposed generator location must meet the minimum side yard setback requirement of 15 feet for properties in the R1 zone. The proposed generator location has a 3 foot side yard setback. Therefore, a variance is requested for 12 feet of side yard setback.

DANIEL SANCHEZ requests a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 180 Ash Drive, designated as Section 7 Block 289 Lot 38 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 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 requires that there be only one gate. Therefore, variances are requested for the proposed 5 foot fence, of the estate type and not 5 feet to the edge of the pool. Pursuant to Village of East Hills Code §271-142(B), swimming pools must be located at least 20 feet from any cesspool or dry wells. The proposed pool is located 12 feet from the existing septic system. Therefore, a variance is requested for 8 feet of sanitary system 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 822 7705 2165, password 390025 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: March 10, 2021