

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) for April 8, 2021 at 5:00 PM to consider the following:

(Continued from March 9, 2021 meeting) SCOTT HOUSENBOLD requests a SPECIAL EXCEPTION AND FIVE 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. By denial letter dated March 15, 2021, 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, located along the property line. 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 (3,988 sf). The proposed lot coverage is 4,505 sf. Therefore, a variance is requested for 517 sf 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 (1,389 sf). The proposed rear yard lot coverage is 1,511 sf. Therefore, a variance is requested for 122 sf of rear yard lot coverage.

ANDREW LEHRMAN requests a SPECIAL EXCEPTION and FIVE VARIANCES for the property at 25 WILLOW GATE, designated as Section 7 Block 177 Lot 4 on the Nassau County Land and Tax Map and in 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 6 foot fence, of the PVC type, and located along the property line. 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 12.8 feet from the rear property line. Therefore, a variance is requested for 7.2 feet of rear yard setback. 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. The proposed rear yard lot coverage is 33.30 percent. Therefore, a variance is requested for 18.3 percent of rear yard lot coverage.

MATTHEW LALIN requests a SPECIAL EXCEPTION and EIGHT VARIANCES for the property known as 25 OAK DRIVE, designated as Section 7 Block 283 Lot 16 on the Nassau County Land and Tax Map and in the R1 District of the Village. By denial letters dated January 26, 2021 and February 12, 2021, 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, 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 and further requires that there be only one gate. Therefore, variances are requested for the proposed 5 foot fence, for fence type if not chain link, and for being partially 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. The west side of the pool has proposed stepping blocks. Therefore a variance is requested. 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 32.51 percent. Therefore, a variance is requested for 12.51 percent of rear yard lot coverage. 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 required side yard setback in the R-1 district is 15 feet. The proposed pool equipment is located 5.9 feet from the side property line. Therefore, a variance is requested for 9.1 feet of side yard setback. Pursuant to East Hills Code §271-32(B), generators must meet the minimum side yard setback requirement of 15 feet for properties in the R1 zone. The proposed generator location has a 3.3 foot side yard setback. Therefore, a variance is requested for 11.7 feet of side yard setback.

JANNA EDELSTEIN requests a SPECIAL EXCEPTION and NINE VARIANCES for the property known as 70 OAK DRIVE designated as Section 7 Block 278 Lot 19 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, 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, partially of the estate type, located partially along the property line and having two gates. Pursuant to Village of 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 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 17 feet six inches from the rear property line. Therefore, a variance is requested for 2 feet six inches of rear yard setback. Pursuant to East Hills Code §271-143(A)(4), a four foot walkway is required on all sides of the pool. The proposed paver blocks are not four feet wide or connecting. Therefore a variance is requested. 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 32.67 percent. Therefore, a variance is requested for 7.67 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 27.87 percent. Therefore, a variance is requested for 7.87 percent of rear yard lot coverage. Pursuant to East Hills Code §271-260(E), retaining walls of any height are not permitted in a utility easement. The proposed wall is in the utility easement, therefore a variance is requested.

EVAN HECHT requests a SPECIAL EXCEPTION and SEVEN VARIANCES for the property know as 250 ELM DRIVE designated as Section 7 Block 276 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. 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)(2), no part of any pool shall be located within 20 feet of any property line. The proposed pool is located 12 feet from the rear property line. Therefore, a variance is requested for 8 feet of rear yard setback. Pursuant to East Hills Code §271-23(B), Accessory buildings and uses, accessory buildings and structures shall be not less than 15 feet from the main building, not less than 10 feet from the rear lot line and not less than 15 feet from any side line. The proposed pool patio is 7 feet from the rear property line. Therefore, a variance is requested for 3 feet of rear yard setback for the patio. Pursuant to East Hills Code §271-23(B), Accessory buildings and uses, accessory buildings and structures shall be not less than 15 feet from the main building, not less than 10 feet from the rear lot line and not less than 15 feet from any side line. The required side yard setbacks in the R1 district are 10 feet.

The proposed pool patio is 5 feet from the side property line. Therefore, a variance is requested for 5 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 21 percent. Therefore, a variance is requested for one percent of rear yard lot coverage.

NEAL FINKELSTEIN requests THREE VARIANCES for the property known as 18 CARDINAL DRIVE designated as Section 19 Block 41 Lot 1 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), Yards, in the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, the aggregate widths of which shall be at least 40 feet. Neither side yard shall be less than 15 feet wide. The proposed side yard setback is 13.3 feet. Therefore, a variance is requested for 1.7 feet side yard setback. Pursuant to Village of 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 5 feet of front yard height setback. Pursuant to Village of East Hills Code §271-233, Height Setback Ratio, the proposed work encroaches on the required height setback ratio for the side yard. Therefore, a variance is requested for 10 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 867 1540 5369, password 062372 or by phone at (929)205-6099. Additional dial in options may be found at www.villageofeasthills.org/meetings. In addition, written 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 24, 2021