

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 27, 2021 at 5:00 PM to consider the following:

**GREGORY FINE** requests TWO VARIANCES for the property known as 65 ASH DRIVE designated as Section 7 Block 285 Lot 21 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 6 feet of front yard height setback. Pursuant to East Hills Code §271-236(A), Wall Breaks, no new front or side wall can extend to a length of more than 30 feet without a change or break of at least 2 feet. The left side first floor elevation wall extends to a length of 43.5 feet without a break. Therefore, a variance is requested for 13.5 feet of wall without a break.

**JAY AND KRISTI ARNOW** requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 25 WALNUT DRIVE designated as Section 7 Block 260 Lots 7 & 39 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 §271-32(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 10 feet. Therefore, a variance is requested for 5 feet side yard setback. 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. Variances are requested for the partial estate-type fencing which joins the lot line fence. 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 28.9 percent. Therefore, a variance is requested for 8.9 percent of rear yard lot coverage.

**LAWRENCE V. BROCCINI, AS TRUSTEE FOR THE BROCCINI FAMILY TRUST** requests TWO VARIANCES for the property known as 48 WESTWOOD CIRCLE designated as Section 7 Block 206 Lot 12 on the Nassau County Land and Tax map and in the R2 District of the Village. Pursuant to Village of 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 rear yard, 3 feet from the rear property line and 2 feet from the side line. Therefore variances are requested for 2 feet of rear yard setback and 8 feet of side yard setback.

**JARED KAPLAN** requests a SPECIAL EXCEPTION AND SIX VARIANCES for the property known as 170 CHESTNUT DRIVE designated as Section 7 Block 273 Lot 13 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, 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 (1,172.6 sf). The proposed rear yard lot coverage is 1,919 sf. Therefore, a variance is requested for 747.6 sf of rear yard lot coverage. Pursuant to East Hills Code §271-14(A), Fences, no fences are permitted to be erected within the front yard. Therefore, a variance is requested for the proposed front yard fence. Pursuant to East Hills Code §271-143(A)(10)(i), pool equipment must 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 front yard. Therefore, a variance is requested.

**SASHA ROUZEAU** requests **THREE VARRIANCES** for the property known as **67 ROCKHILL ROAD** designated as Section 7 Block 182 Lot 11 and in the R2 District of the Village. Pursuant to 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 28.9 feet. Therefore a variance is requested for 1.1 feet of aggregate side yard setback. Pursuant to East Hills Code §271-235, Floor Area, the maximum permitted floor area for this property is .36% or a maximum of 3,915 sf for this property. The proposed floor area is 3,995 sf. Therefore, a variance is requested for 80 square feet of floor area. 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 7 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](http://www.zoom.us) meeting ID number 848 8550 7724, password 370952 or by phone at (929)205-6099. Additional dial in options may be found at [www.villageofeasthills.org/meetings](http://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](mailto:nfuteran@villageofeasthills.org). Maps and plans regarding the below applications are available for inspection on the Village's website at [www.villageofeasthills.org/meetings](http://www.villageofeasthills.org/meetings).

BY THE ORDER OF THE BOARD OF APPEALS  
INCORPORATED VILLAGE OF EAST HILLS  
Michael Kosinski, Chairman  
Dated: April 14, 2021