

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 May 18, 2021 at 5:00 PM to consider the following:

JAY AND KRISTI ARNOW (adjourned from April 27, 2021 meeting) requests a SPECIAL EXCEPTION AND SEVEN 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. By denial letter dated April 27, 2021, pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings or structures shall not occupy more than 20 percent (862.6 sf) of the rear yard. The proposed rear yard lot coverage is 1,317.5 sf. Therefore, a variance is requested for 454.9 sf of rear yard lot coverage. Pursuant to East Hills Code §271-23(B), Accessory buildings and uses, accessory buildings and structures shall be located in the rear yard and shall be not less than 15 feet distant from any side line. The proposed patio side yard setback is 14 feet. Therefore, a variance is requested for one foot of side yard setback. Pursuant to East Hills Code §271-14(A), the maximum allowable fence height is 4 feet, and 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 five foot fence, partially of the estate type, and located along the property line. Pursuant to East Hills Code §271-143(A)(7), a drywell at least 8 feet by 10 feet in size is required. The proposed drywell is 4 feet by 8 feet in size. Therefore, a variance is requested. Pursuant to East Hills Code §271-23(B), accessory buildings and structures shall be not less than 15 feet distant from the main building. The proposed pool is setback 6 feet from the home. Therefore, a 9 foot setback variance is requested.

WILLIAM SHTAINER requests FOUR VARIANCES for the property known as 135 REDWOOD DRIVE, designated as Section 7 Block 297 Lot 1 on the Nassau County Land and Tax Map and within the R1 District of the Village. The Zoning Board of Appeals by its decision of August 27, 2020 previously granted a Special Exception and Variances for a swimming pool and appurtenances. The building permit amendment application submitted on February 18, 2021 requests changes to the pool location. Therefore, reconsideration by the Board of Appeals is requested. By denial letter date March 11, 2021, pursuant to East Hills Code §271-14(A), the maximum allowable fence height is 4 feet and 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% of the rear yard (3,352 for this lot). The proposed rear yard lot coverage is 3,763 sf. Therefore, a variance is requested for 411 sf of excess rear yard lot coverage.

MICHAEL ROSENBLAT requests a SPECIAL EXCEPTION and THREE VARIANCES for the property known as 370 CHESTNUT DRIVE, designated as Section 7 Block 287 Lot 2 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-162, where permitted, Athletic Courts require a special exception from the Zoning Board of Appeals. The Village of East Hills has no record of prior permits issued for a sports court at this property. Therefore, consideration by the Board of Appeals is requested. Pursuant to Village of East Hills Code §271-167, no part of the athletic court or any fence enclosing any part of it shall be located within 20 feet of any rear or side lot line. The proposed athletic court is located 12.25 feet from the rear property line and 15.92 feet from the side property line. Therefore, variances are required for 7.75 feet of rear yard setback and 4.08

feet of side yard setback. Village of East Hills Code §271-170 requires that the athletic court shall be so constructed and maintained so as to prevent any drainage or surface water from flowing onto any adjacent properties or streets. The plans do not show any drainage control. Therefore a variance is requested.

ELYSSA GOLDBERG (continued from October 27, 2020 meeting) requests a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 11 TEAKWOOD LANE designated as Section 7 Block 251 Lot 12 on the Nassau County Land and Tax Map and in the R1 District of the Village. By Denial Letter dated April 27, 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 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 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 16 feet from the rear property line. Therefore, a variance is requested for 4 feet of rear 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 (1,221.6 sf for this yard). The proposed rear yard lot coverage is 1,568 sf. Therefore, a variance is requested for 346.4 sf of rear yard lot coverage.

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 860 5110 6596, password 650369 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: May 5, 2021