

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 June 15, 2021 at 5:00 PM to consider the following:

YARON TURGEMAN requests a SPECIAL EXCEPTION and ONE VARIANCE for the property known as 15 FIR DRIVE designated as Section 7 Block 277 Lot 10 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to Village of East Hills Code §271-162, where permitted, Athletic Courts require a special exception from the Zoning Board of Appeals. 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 existing athletic court is 11.7 feet from the property line. Therefore a variance is requested for 8.3 feet of setback.

KEVIN SMART requests a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 5 PALM COURT designated as Section 7 Block 195 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, of the estate type, located along the property line and on the retaining wall (retaining wall height will be 7 feet, 3 foot estate fence on 4 foot retaining wall). 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 (1,611.46 sf). The proposed rear yard lot coverage is 2,420 sf. Therefore, a variance is requested for 808.6 sf of rear yard lot coverage.

RAYMOND ROSS request a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 155 ASH DRIVE designated as Section 7 Block 299 Lot 5 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 partially of the cable type, located along the property line. 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 10 feet from the existing and proposed drywell. Therefore, a variance is requested for 10 feet of drywell setback.

LEWIS HERSHKOWITZ requests a SPECIAL EXCEPTION and THREE VARIANCES for the property known as 31 WOODHOLLOW ROAD designated as Section 7 Block 202 Lot 1A & 1B on the Nassau County Land and Tax Map and in the R 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 five feet in height, 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 four foot fence on the property line and for the five foot estate-type fence.

SARAH LEBENSFELD requests ONE VARIANCE 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 Village of East Hills Code § 271-23, accessory buildings and uses, Rear Yard Lot Coverage, Accessory buildings or structures shall not occupy more than 20% of the rear yard (179.2 sf for this property). The proposed lot coverage is 2,240 sf. Therefore, a variance is requested for 450 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 870 6368 1322, password 320475 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: June 2, 2021