

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS has scheduled a meeting and public hearings has scheduled a meeting and public hearings for September 23, 2021 at 6:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following:

(CONTINUED FROM AUGUST 24, 2021 MEETING) EDDY AND LISA ESKENAZI request a SPECIAL EXCEPTION AND SIX VARIANCES for the property known as 5 HICKORY DRIVE, designated as Section 7 Block 264 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 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 Village of East Hills Code § 271-143(A)(6), water from swimming pools must discharge into a single and separate drywell. No drywell is proposed. 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 12 feet 4 inches from the home. Therefore, a 2 foot 8 inch setback variance is requested. 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.

(CONTINUED FROM AUGUST 24, 2021 MEETING) EVAN HECHT requests a SPECIAL EXCEPTION AND FIVE 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. By revised denial letter Dated July 13, 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, partially of the estate type, and 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 (4,809.7 sf). The proposed lot coverage is 5,365.4 sf. Therefore, a variance is requested for 555.7 sf of 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.

LAUREN MOSBERG requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property know as 3 FLAMINGO ROAD designated as Section 19 Block 36 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 §271-30, Lot coverage, all buildings, including accessory buildings, shall not cover more than 25 percent of the area of the plot (4,333.5 sf). The proposed lot coverage is 4,395 sf. Therefore, a variance is requested for 62 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 (1,681.2 sf). The proposed rear yard lot coverage is 2010 sf. Therefore, a variance is requested for 328.8 sf of rear yard lot coverage. 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 must have only one gate. Therefore, variances are requested for the proposed 5 foot fencing located along the property line, and for the fence type if not chain link.

STEVEN RABIEI requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 34 CARDINAL DRIVE designated as Section 19 Block 44 Lot 12 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. 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 (1,511.18 sf). The proposed rear yard lot coverage is 2,089.1 sf. Therefore, a variance is requested for 577.92 sf of rear yard lot coverage. 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 10 feet from the home. Therefore, a 5 foot setback variance is requested.

ERIC AND ASHLEY LIPPE request FOUR VARIANCES for the property known as 85 ENTRANCE ROAD designated as Section 7 Block 121 Lot 12 on the Nassau County Land and Tax map and in the R2 District of the Village. Pursuant to East Hills Code §271-235, Floor Area, the maximum permitted floor area for properties in the R2 District is .36%, or a maximum of 2,215.59 sf for this property. The proposed floor area is 2,419.16 sf. Therefore, a variance is requested for 203.57 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 5 feet 6 inches of front yard height setback. Pursuant to East Hills Code §271-43, Yards, a 30 foot setback from the front property line is required, except that as provided in East Hills Code §271-230(A)(3), Projection of Buildings, one-story open porches or porticos or enclosed entrance doorways may project into a front yard not more than 5 feet. The proposed front yard setback is 23 feet. Therefore a variance is requested for 2 feet of encroachment into the setback. Pursuant to East Hills Code §271-236(D), Exterior Wall Interruption, at least 10% of each and every exterior wall shall be comprised of fenestration (windows and/or doors). The proposed right side (first and second floor) elevation has no windows or doors. Therefore, a variance is requested for exterior wall interruption.

YAAKOF RINGLER requests a SPECIAL EXCEPTION AND THREE VARIANCES for the property known as 32 WOODHOLLOW ROAD, designated as section 7 Block 201 lot 11 on the Nassau County Land and Tax Map and within 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 and pursuant to East Hills Code §271-143(A)(1) and (3), pool enclosure fences must be 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. Therefore, variances are requested for the proposed 5 foot fence, partially of the estate type and located along the property line.

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: September 8, 2021