

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 October 26, 2021 at 6:00 P.M. via videoconference pursuant to pursuant to Part E of Chapter 417 of the Laws of 2021 to consider the following:

**(CONTINUED FROM SEPTEMBER 23, 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.

**ADAM AND LORI SZERENCZY** requests a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 130 REDWOOD DRIVE, designated as Section 7 Block 296 Lot 16 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 and must have only one gate. 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)(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. If the proposed pool equipment is not 75 feet from adjacent houses, a variance will be requested.

**MARC FELLS** requests ONE VARIANCE for the property known as 105 DEERPATH, designated as Section 7 Block K01 Lot 96 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to Village of East Hills Code §271-236 (A&B), existing buildings or structures, alterations and additions to existing buildings shall require that a combined new and existing front or side building wall may extend to a horizontal length of no more than 30 feet without a change or break of at least two feet, with an additional required break of at least two feet for every 25 feet of additional horizontal feet thereafter. The proposed combined left side existing and new wall extends 42 feet without a break. Therefore, a variance is requested for 12 feet of wall without a break.

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 892 0337 1330, password 229351 or by phone at (929)205-6099. Additional dial in options may be found at [www.villageofeasthills.org/meetings](http://www.villageofeasthills.org/meetings). 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: October 13, 2021