

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 November 18, 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 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.

MICHAEL JAFFE requests a SPECIAL EXCEPTION and FIVE VARIANCES for the property known as 55 MIDWOOD CROSS, designated as Section 7 Block 250 Lot 14 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 §271-23(A), Accessory buildings and uses, accessory buildings or structures shall not occupy more than 20 percent of the rear yard (1,382 sf). The proposed rear yard lot coverage is 1,900 sf. Therefore, a variance is requested for 518 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 located 9 feet from the house. Therefore a variance is requested for 6 feet of accessory structure setback.

MARC FREEMAN requests ONE VARIANCE for the property known as 60 CHESTNUT DRIVE, designated as Section 7 Block 272 Lot 5 on the Nassau County Land and Tax Map and in the R1 District of the Village. The Zoning Board of Appeals by its decision of January 17, 2020, previously approved an application for a Special Exception for a swimming pool. The amendment application submitted on August 30, 2021 requests changes to the approved location of the pool fencing. Therefore, reconsideration by the Board of Appeals is requested. Pursuant to Village of 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.

ALAN WEINSTEIN requests a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 30 ORIOLE DRIVE, designated Section 7 Block 272 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, and 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 (1,727.4 sf). The proposed rear yard lot coverage is 2,282 sf. Therefore, a variance is requested for 554.60 sf of rear yard lot coverage.

EVAN WAXMAN requests TWO VARIANCES for the property known as 335 CHESTNUT DRIVE designated as Section 7 Block 283 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 §271-232, Height Setback Ratio, the proposed work encroaches on the required height setback ratio for the front yard. Therefore, a variance is requested for 4 feet of front yard height setback. Pursuant to Village of East Hills Code §271-233, Height Setback Ratio, the proposed work encroaches on the required height setback ratio for the side yard. Therefore, a variance is requested for 2 feet 3 inches 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 meeting ID number 827 4711 4182, password 092706 or by phone at (929)205-6099. Additional dial in options may be found at www.villageofeasthills.org/meetings. 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: November 3, 2021