

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS has scheduled a meeting and public hearings for December 8, 2021 at 6:00 P.M. via videoconference pursuant to Part E of Chapter 417 of the Laws of 2021 to consider the following:

**NIR BECHOR** requests ONE VARIANCE for the property known as 26 OLD BRICK ROAD designated as Section 7 Block 215 Lot 3 on the Nassau County Land and Tax Map and in the R2 District of the Village. Village of East Hills Code §213-1 requires that accessory equipment be located in the side or rear yard. The generator was installed as per the approved location for building permit 20-270 (issued 11/19/2020) in the front yard, but that location was approved in error. Therefore a variance is requested for the front yard generator location.

**SCOTT KAHN, ARCHITECT ON BEHALF OF BORIS SHAKHMUROV** requests ONE VARIANCE for the property known as 59 CIRCLE LANE, designated as Section 7 Block 124 Lot 10 on the Nassau County Land and Tax Map and in the R3 District of the Village. Pursuant to Village of East Hills Code §271-236 (A&B), new or existing buildings or structures, alterations and additions to existing buildings shall require that a new front or side building wall, or 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. The proposed wall extends to a length of 38.14 feet without a break. Therefore a variance is requested for 8.14 feet of wall without a break.

**LEE AND ELYSSA GOLDBERG** request a SPECIAL EXCEPTION and SIX 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 October 29, 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 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 4 foot fence, partially of the estate type, and located along the property line. 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 11 feet from the house. Therefore a variance is requested for 4 feet of accessory structure setback. East Hills Code §271-30, Lot coverage, permits a maximum of 25% coverage of the area of the plot (3,987.50 sf). The proposed lot coverage is 5,123.26 sf. Therefore, a variance is requested for 1,135.76 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 (1,228.34 sf for this yard). The proposed rear yard lot coverage is 1,835.41 sf. Therefore, a variance is requested for 607.57 sf of rear yard lot coverage.

**JAY AND KRISTI ARNOW** request a SPECIAL EXCEPTION and SEVEN VARIANCES for the property known as 25 WALNUT DRIVE designated as Section 7 Block 260 Lot 7 & 39 on the Nassau County Land and Tax Map and in the R1 District of the Village. By Denial Letter dated October 22, 2021, pursuant to Village of East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings or structures shall not occupy more than 20 percent (930 sf) of the rear yard. The proposed rear yard lot coverage is 1,326 sf. Therefore, a variance is requested for 396 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 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)(2), no part of

any pool shall be located within 20 feet of any property line. The proposed pool is located 11 feet 4 inches from the rear property line. Therefore, a variance is requested for 8 feet 8 inches of rear yard setback. 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 14 feet from the side property line. Therefore, a variance is requested for 6 feet of rear yard setback. 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 from the home. Therefore, a 3 foot setback variance is requested.

**JARED WASSERMAN** requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 59 MIDWOOD CROSS designated as Section 7 Block 250 Lot 13 on the Nassau County Land and Tax Map and in the R1 District of the Village. By Denial Letter dated October 22, 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 §271-30, Lot coverage, all buildings, including accessory buildings, shall not cover more than 25 % of the area of the plot (5,428 sf). The proposed lot coverage is 5,644 sf. Therefore, a variance is requested for 216 sf of 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, of the estate type and located along the property line. Pursuant to East Hills Code §271-36, Accessory buildings and uses, accessory buildings or structures shall not occupy more than 20 percent of the rear yard (1,931 sf). The proposed rear yard lot coverage is 2,127 sf. Therefore, a variance is requested for 196 sf of rear yard lot coverage.

**HOWARD BRONSTEIN** requests FOUR VARIANCES for the property known as 51 CIRCLE LANE designated as Section 7 Block 124 Lot 9 on the Nassau County Land and Tax Map and in the R3 District of the Village. Pursuant to Village of East Hills Code §271-54(B), all dwellings in the R-3 zone must have an aggregate width of at least 30 feet between the two side yards. The subject home has an existing non-conforming condition with an aggregate side yard setback of 24.75 feet. The proposed work further encroaches into the aggregate setback. Therefore, a variance is requested for 2 feet of additional encroachment into the aggregate setback. Pursuant to Village of East Hills Code §271-52, all buildings including accessory buildings (including the front portico and front open raised patio), shall not occupy more than 25% of the area of the lot, (2,152.25 sf for this property). The proposed total square footage is 2,212.28 sf. Therefore a variance is requested for 60.03 sf of lot coverage. Pursuant to Village of East Hills Code §271-233, Height Setback Ratio, the proposed work encroaches on the required height setback ratio for both the north and south side yards. Therefore, variances are requested for 1 foot of side yard height setback for the south side elevation, and a 10 inch height setback variance is required for the north side elevation.

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 829 5377 1571, password 680988 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: November 24, 2021