

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 January 18, 2022 at 6:00 P.M. via videoconference pursuant to Part E of Chapter 417 of the Laws of 2021 to consider the following:

2 POTTERS LANE LLC requests SIX VARIANCES for the property known as (part of) 2 Potters Lane designated as Section 7 Block P Lot 29 on the Nassau County Land and Tax Map and in the R District of the Village. Pursuant to East Hills Code §271-16, properties in the R district of the Village must be at least one acre in size (43,560 sf). The proposed lot is 15,487 sf. Therefore, a variance is requested for 28,073 sf of lot size. Pursuant to East Hills Code §271-19D, corner lots require a minimum of 45 feet in both front yards. One front yard has a depth of 30 feet. Therefore, a variance is requested for 15 feet of front yard depth. Pursuant to East Hills Code §271-20, no lot in the R District shall have a frontage of less than 160 feet. The proposed street frontage is 43 feet. Therefore, a variance is requested for 117 feet of street frontage. Pursuant to Village of East Hills Code §271-235, Floor Area, the maximum permitted floor area for this property is 15% or a maximum of 2,323 sf for this property. The proposed floor area is 3,037.1 sf. Therefore, a variance is requested for 714.1 square feet of floor area. 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 9 feet 3 inches 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 3 feet 9 inches of side yard height 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. By denial letter dated December 2, 2021 and amended plans submitted November 23, 2021, the applicant seeks to change 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.

MATTHEW AND ALLISON FINE request a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 30 PEACH DRIVE, designated as Section 7 Block 287 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 be five feet in height, 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, 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 (2,141.6 sf for this yard). The proposed rear yard lot coverage is 2,377.8 sf. Therefore, a variance is requested for 236.2 sf of rear yard lot coverage.

ADAM BOTWINICK request ONE VARIANCE for the property known as 50 WALNUT DRIVE, designated as Section 7 Block 263 Lot 10 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to Village of East Hills Code §213-1, accessory equipment must be located in the side or rear yard, but no closer to the property line than the 15 foot minimum setback distance and no closer than 5 feet to the dwelling. The proposed generator is located in the side yard, 8 feet 6 inches from the property line. Therefore, a variance is requested for 6.5 feet of side yard 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 861 2976 3195, password 912584 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: December 29, 2021