

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 February 10, 2022 at 6:00 P.M. via videoconference pursuant to Part E of Chapter 417 of the Laws of 2021 to consider the following:

**MAIARA ARSENIAN** requests SIX VARIANCES for the property known as 66 MAGNOLIA LANE, designated as Section 7 Block 129 Lot 23 on the Nassau County Land and Tax map and in the R-2 District of the Village. Pursuant to Village of East Hills Code §271-47(A), accessory buildings and structures may not occupy more than 15 percent of the rear yard (768 sf for this property). The proposed rear yard lot coverage is 1,133.3 sf. Therefore, a variance is requested for 365.33 sf of rear yard lot coverage. Pursuant to Village of East Hills Code §271-47, accessory buildings and structures may not occupy more than 25 percent of the plot (2,557.5 sf for this property). The proposed yard lot coverage is 3,304.55 sf. Therefore, a variance is requested for 747.05 sf of lot coverage. Pursuant to Village of East Hills Code §271-236(A), 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. The north and south walls extends 37.9 feet and 32.8 feet without a break, respectively. Therefore variances are requested for 7.9 feet and 2.8 feet of wall without a break. 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 required for 4 feet 9 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, variances are required for 2 feet 5 inches of side yard height setback.

**RAYMOND ROSS** requests a Special Exception and FIVE VARIANCES for the property known as 155 ASH DRIVE, designated as Section 7 Block 299 Lot 5 on the Nassau County Land and Tax Map and in the R1 District of the Village. By Denial letter dated January 3, 2022, 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 required for the proposed 5 foot fence, partially of the estate type and partially of the cable type, located along the property line. Pursuant to East Hills Code § 271-142(B), swimming pools must be located at least 20 feet from any drywells. The proposed pool is located 19 feet from the existing and proposed drywell. Therefore, a variance is requested for 1 foot of drywell setback. 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 (3,441.23 sf). The proposed rear yard lot coverage is 3,882.5 sf. Therefore, a variance is requested for 441.28 sf of rear yard lot coverage.

**MICHAEL JAFFE** (CONTINUED FROM NOVEMBER 18, 2021 MEETING) 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. By denial letter dated December 15, 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 Code § 271-23(A), Accessory buildings and uses, Accessory buildings or structures shall not occupy more than 20 percent of the rear yard (1,382.8 sf). The proposed rear yard lot coverage is 1,777.25 sf. Therefore, a variance will be requested for 394.45 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 8.75 feet from the house. Therefore a variance is requested for 6.25 feet of accessory structure setback. Pursuant to East Hills Code §271-17, all buildings and accessory structures shall not cover more than 25 percent of the area of the lot (4,427.58 sf for this property). The proposed lot coverage is 5,436.25 sf. Therefore, a variance is requested for 1,008.67 sf of total lot coverage.

**DANIEL DURSCHLAG** requests ONE VARIANCE for the property known as 18 Maplewood Lane, designated as Section 7 Block 249 Lot 5 on the Nassau County Land and Tax Map and in the R1 District of the Village. 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 along the Maplewood Lane side of this property.

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 867 6324 0116, password 050275 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: January 26, 2022