

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 April 26, 2022 at 7:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

DOUGLAS SCHNEIDER, ARCHITECT ON BEHALF OF JUSTIN BEERE AND REBECCA LEVY requests a special EXCEPTION and FIVE VARIANCES for the property known as 66 MIDWOOD CROSS, designated as Section 7 Block 249 Lot 27 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 fencing, partially 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 (2,071.38 sf). The proposed rear yard lot coverage is 2,853.8 sf. Therefore, a variance is requested for 782.42 sf of rear yard lot coverage. Pursuant to East Hills Code §271-30, lot coverage, all buildings including accessory buildings, structures or equipment shall not occupy more than 25 percent of the lot (6,283.25 sf). The proposed total lot coverage is 7,057.95 sf. Therefore, a variance is requested for 774.7 sf of total yard lot coverage.

MICHAELA AND THEO GREMMINGER request a SPECIAL EXCEPTION and FIVE VARIANCES for the property known as 55 REDWOOD DRIVE, Designated as Section 7 Block 286 Lot 10 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, 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, partially 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 (1,863.14 sf). The proposed rear yard lot coverage is 2,277 sf. Therefore, a variance is requested for 413.86 sf of rear yard lot coverage. Pursuant to East Hills Code §271-30, Lot coverage, all buildings including accessory buildings, structures or equipment shall not occupy more than 25 percent of the lot (4,447.7 sf). The proposed total lot coverage is 5,059.0 sf. Therefore, a variance is requested for 611.3 sf of total yard lot coverage.

SHAYONA 80 LLC / JAYMIN PATEL request TWO VARIANCES for the property known as 80 FERN DRIVE, designated as Section 7 Block 289 Lot 27 on the Nassau County Land and Tax Map and in the R1 District of the Village. The Zoning Board of Appeals, by its decision dated March 22, 2021, permitted two retaining walls, one 7 feet high and one 6.5 feet high. The as-built walls do not comply with this decision, as the two walls are both 8.5 feet high. Therefore, variances for additional retaining wall height and reconsideration by the Zoning Board of Appeals are requested.

STEVE WIDOM requests TWO VARIANCES for the property known as 20 LAWN DRIVE, designated as Section 7 Block 273 Lot 16 on the Nassau County Land and Tax map and in the R1 District of the Village. 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 5 foot fencing, of the estate type and located along the property line. Pursuant to East Hills Code §271-143(A)(1), pool enclosure fences must have only one self-closing self-latching gate to enter the pool area. The proposal indicates two (2) gates. Therefore, a variance is requested for the second gate.

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: April 14, 2022