

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 May 24, 2022 at 7:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

OLGA FRIEDMAN requests A SPECIAL EXCEPTION AND NINE VARIANCES for the property known as 75 FIR DRIVE designated as Section 7 Block 249 Lot 41 on the Nassau County Land and Tax Map and in the R1 District of the Village. By revised denial letter dated March 30, 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 be five feet high, 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 6 foot fence (rear) and four foot fence (sides), of the vinyl type, located along the property line and having two gates. East Hills Code §271-143(A)(10)(i) requires that pool equipment be located in the rear or side yard immediately adjacent to the house or at least 75 feet away from all other houses. Therefore a variance is requested for the pool equipment location. 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 (1,428.1 sf). The proposed rear yard lot coverage is 2,575.5 sf. Therefore, a variance is requested for 1,147.4 sf of rear yard lot coverage. Pursuant to East Hills Code §271-30, Lot coverage, all buildings, including accessory buildings and structures, shall not cover more than 25 percent of the area of the plot, or 5,174.03 sf for this property. The proposed total lot coverage is 6,550.5 sf. Therefore, a variance is requested for 1,376.47 sf of total lot coverage. Pursuant to East Hills Code §271-143(A)(6), all pools and spas must maintain a minimum distance of 20 feet from cesspools or drywells. The proposed work has a distance of 12 feet from the existing drywell to the spa. Therefore, a variance is requested for 8 feet of drywell setback.

GABRIEL WESIER, requests a SPECIAL EXCEPTION and SIX VARIANCES for the property known as 10 TARA DRIVE, designated as Section 19 Block 43 Lots 11 & 15 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. Therefore, variances are requested for the proposed 5 foot fencing located along the property line. The plans do not indicate the style of the proposed fence. Therefore, a variance is requested for the fence type if it is not chain link. East Hills Code § 271-143(A)(10)(i) requires that pool equipment is located in the rear or side yard immediately adjacent to the residence or at least 75 feet away from all other houses. The plans do no indicate compliance with these conditions. Therefore, a variance is requested for the pool equipment location. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings or structures shall not occupy more than 20% of the rear yard (1,424,1 sf for this property). The proposed rear yard coverage is 2,879.25 sf. Therefore, a variance is requested for 1,455.15 sf of rear yard lot coverage. Pursuant to East Hills Code §271-30, Lot coverage, all buildings including accessory buildings and structures shall not cover more than 25 percent of the area of the lot (4,482.69 sf). The proposed total lot coverage is 5,788.55 sf. Therefore, a variance is requested for 1,305.8 sf of total lot coverage.

CHRISTINE CAVANAGH requests a SPECIAL EXCEPTION and FIVE VARIANCES for the property known as 72 CIRCLE LANE, designated as Section 7 Block 138 Lot 14 on the Nassau County Land and Tax map and in the R2 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 §271-143(A)(1) and (3), pool enclosure fences must be five feet in height directly around the pool at

least 15 feet from the property line and be of the chain link type. The proposed fencing is four and five feet in height and of the aluminum type and within 15 feet of the property line. Therefore, variances are requested for fence height and type and fence location. Pursuant to East Hills Code §271-47(A), accessory buildings or structures, including accessory equipment, shall not occupy more than 15% of the rear yard (2,181.75 sf for this property). The proposed rear yard lot coverage is 3,477.25 sf. Therefore, a variance is requested for 1,295.5 sf of rear yard lot coverage. Pursuant to East Hills Code §271-41, Lot coverage, all buildings shall not cover 25% of the area of the plot (6,165 sf for this property). The proposed lot coverage is 6,957.75 sf. Therefore, a variance is requested for 792.75 sf of lot coverage.

JOSEPH SILVERMAN requests ONE VARIANCE for the property known as 62 GLEN COVE ROAD designated as Section 19 Block 6 Lot 79 on the Nassau County Land and Tax Map and in the Business B District of the Village. Pursuant to Village of East Hills Code §271-83(F), Prohibited uses, in the Business B District pet and animal hospitals and other establishments for the care, breeding, or boarding of animals are prohibited. The application is for the creation of an animal clinic. Therefore, a variance is requested.

LINDA LEBOVITZ requests ONE VARIANCE for the property known as 1 GROVE COURT designated as Section 7 Block 249 Lot 76 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 July 17, 1996 previously approved an application for a Special Exception for a swimming pool and appurtenances including chain link fencing. The fence permit amendment application submitted on March 23, 2022 requests changes to the approved type of fencing materials. Therefore, reconsideration by the Board of Appeals is requested. Village of East Hills Code §271-143(A)(1) requires that pool enclosure fencing be of the chain link type. The proposed fence material is wood. Therefore, a variance is requested.

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: May 11, 2022