

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 June 14, 2022 at 7:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

(CONTINUED FROM MAY 24, 2022 MEETING) OLGA FRIEDMAN requests A SPECIAL EXCEPTION AND TEN 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 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. 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.

PHILIP YUNG AND ELAINE HUEN request TWO VARAINCES for the property known as 51 GREAT OAKS ROAD designated as Section 7 Block 117 Lot 188 on the Nassau County Land and Tax map and in the R2 District of the Village. Pursuant to East Hills Code §271-47(A), accessory buildings and structures may not occupy more than 15 percent of the rear yard (698.25 sf for this property). The proposed rear yard lot coverage is 1,176 sf. Therefore, a variance is requested for 477.75 sf of rear yard lot coverage. Pursuant to Village of East Hills Code §271-47(A), accessory structures must maintain a distance of 10 feet from any side property line. The proposed work includes a driveway expansion that is 6 feet 11 inches from the side property line. Therefore, a variance is requested for 3 feet 1 inch of side yard setback.

JONATHAN NADLER requests A SPECIAL EXCEPTION AND EIGHT VARIANCES for the property known as 50 Redwood Drive designated as Section 7 Block 287 Lot 8 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 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 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. East Hills Code §213.1, Accessory Equipment, requires that all equipment shall be located within the rear or side yard. The proposed pool equipment is in the front yard. Therefore, a variance is requested for the equipment location. Pursuant to Village of East Hills Code § 271-142(B), swimming pools must be located at least 20 feet from any cesspool or dry wells. The proposed pool is located 7 feet ½ inch from the existing drywell. Therefore, a variance is requested for 12 feet 11.5 inches of drywell setback. 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 (1,044 sf for this property). The proposed rear yard lot coverage is 2,007.5 sf. Therefore, a variance is requested for 963.5 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 (4,495.5 sf for this property). The proposed total lot coverage is 5,490.25 sf. Therefore, a variance is requested for 994.75 sf of total yard lot coverage.

MARNI ADLER requests ONE VARIANCE for the property known as 46 MIDWOOD CROSS designated as Section 7 Block 249 Lot 22 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, fences shall not exceed a height of four feet from ground level. The proposed fence is 5 feet high. Therefore, a variance is requested for 1 foot of fence height.

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: June 1, 2022