

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 July 26, 2022 at 4:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

(CONTINUED FROM MARCH 9, 2021 MEETING) ROBERT KUPPERSMITH REQUESTS a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 76 DEEPWOOD ROAD designated as Section 7 Block K-1 Lot 106 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 §271-14 (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 further require that there be only one gate. Therefore, variances are required for the proposed 5 foot fence, located along the property line. Pursuant to East Hills Code §271-47(A), Accessory buildings and uses, Accessory buildings or structures shall not occupy more than 15 percent of the rear yard (893.1 sf for this yard). The proposed rear yard lot coverage is 1,672.5 sf. Therefore, a variance will be required for 779.4 sf of rear yard lot coverage. Pursuant to East Hills Code §271-143(A)(10)(i), pool equipment must be located in the rear or side yard immediately adjacent to the house or at least 75 feet away from all other houses. The proposed pool equipment is in the rear yard but is less than 75 feet from other houses. Therefore, a variance will be required. Pursuant to East Hills Code §271-30, Lot coverage, all buildings, including accessory buildings, structures and equipment shall not cover more than 25% of the area of the plot or 3,690.5 sf for this property. The proposed total lot coverage is 4,503.5 sf. Therefore, a variance is required for 813 sf of total lot coverage.

(CONTINUED FROM JUNE 14, 2022 MEETING) 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.

ANDREW AND ALLYSON STUMACHER request TWO VARIANCES for the property known as 22 VANAD DRIVE, designated as Section 19 Block 24 Lot 11 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to Village of East Hills Code § 271-32(B), accessory structures in the R-1 District must have a minimum of 15 feet of side yard setback. The proposed patio has a side yard setback ranging from 6 feet 8 inches to 9 feet 6 inches. Therefore, a variance is requested for side yard setback ranging from 5 feet 6 inches of setback up to 8 feet 4 inches of side yard setback. Pursuant to Village of East Hills Code §271-26, Construction alterations, any construction or alteration upon any lot equal to or greater than 200 sf must include facilities for on-site retention of stormwater runoff from the added impervious surfaces. No such structures are proposed. Therefore, a variance is requested.

ELEFTERIA TULUMBA requests THREE VARIANCES for the property known as 65 HEMLOCK DRIVE designated as Section 7 Block 274 Lot 17 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to Village of East Hills Code §271-232, Front Yard Limitations, front yards in the R-1 District have a height setback ratio of 0.6. Your proposal indicates a building that is in violation of this. Therefore, a variance is requested for 5 feet 5 inches of front yard height setback. Pursuant to Village of East Hills Code §271-236(A), Exterior Wall Interruptions, alterations and additions may not extend more than 30 feet in the horizontal length without a change or break of more than 2 feet. The proposed first floor front wall extends 48 feet and the second floor front wall extends 71 feet, both without such a break. Therefore, variances are required for 18 feet of the first floor front wall without a break and for 41 feet of the second floor front wall without a break.

LILLI AND JONATHAN ZIMMERMAN request TWO VARIANCES for the property known as 10 TALLEY ROAD, designated as Section 19 Block 26 Lot 3 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. Your application indicates fences of eight feet and six feet in height. Therefore, variances will be required for 4 feet of fence height and 2 feet of fence height.

MICHAEL SHAMALOV requests ONE VARIANCE for the property known as 40 APPLETREE LANE designated as Section 7 Block 302 Lot 5 on the Nassau County Land and Tax map and in the R1 District of the Village. 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 4,709 sf for this property. Your proposal indicates a total lot coverage of 5,626.52 sf. Therefore, a variance is required for 917.52 sf of lot coverage.

Maps and plans regarding the above 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: July 13, 2022