

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 August 4, 2022 at 5:30 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

(CONTINUED FROM MAY 24, 2022 MEETING) CHRISTINE CAVANAGH requests a SPECIAL EXCEPTION and SEVEN 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. Your proposal indicates a four and five foot fence of the aluminum type within 15 feet of the property line. Therefore, variances are requested for the fence height, type, and location of fencing along the property line. 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 2,974.25 sf. Therefore, a variance is requested for 792.5 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 6,454.75 sf. Therefore, a variance is requested for 289.75 sf of lot coverage. Pursuant to East Hills Code §271-143(A)(10)(i), all pool equipment must be located immediately adjacent to the residence and not closer than 75 feet from any other residences. Your application does not include this information, therefore a variance is requested for the location of the pool equipment. Pursuant to §271-47(B), Accessory buildings and use, all accessory buildings must be located in the rear yard not less than five feet distant from the rear lot line. The plans indicate a shed 4.0 feet from the rear lot line. Therefore, a variance is requested for 1.0 feet of rear yard setback.

(CONTINUED FROM MAY 24, 2022 MEETING) GABRIEL WAISER 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 and for the estate-type fence. East Hills Code § 271-143(A)(10)(i) requires that pool equipment be 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 not indicate such distances. Therefore, a variance is requested. 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 proposal indicates a rear yard coverage of 2,361.63 sf. Therefore, a variance is requested for 937.53 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 (4,482.7 sf). The proposed total lot coverage is 5,276.3 sf. Therefore, a variance is requested for 793.6 sf of total lot coverage.

RAYMOND ROSS requests a SPECIAL EXEPTION AND SEVEN 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. 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, located along the property line. Pursuant to East Hills Code §271-143(A)(1), there shall be only one gated opening through the fence. The proposed plan by CodyMack Engineering PC indicates two (2) such gates. Therefore a variance is requested for the second gate. 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 13 feet from the existing and proposed drywell. Therefore, a variance is requested for 7 feet of drywell setback. Pursuant to East Hills Code §271-30, Lot coverage, all buildings, including accessory structures and equipment shall not cover more than 25 percent of the area of the lot, or 7,315.25 sf for this property. The proposal indicates a total lot coverage of 7,536.75 sf. Therefore, a variance is requested for 221.5 sf of lot coverage. Pursuant to East Hills Code §271-36 (§271-23A), Accessory buildings and uses, accessory buildings or structures shall not occupy more than 20 percent of the rear yard (3,441.2 sf for this property). The proposed rear yard lot coverage is 3,582.25 sf. Therefore, a variance is requested for 141.05 sf of rear yard 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 20, 2022