

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 SEPTEMBER 15, 2022 at 5:30 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 requested 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 is requested. 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 requested for 813 sf of total lot coverage.

JESSE AND TARYN KRISTAL request THREE VARIANCES for the property known as 75 ASH DRIVE designated as Section 7 Block 285 Lot 20 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-232, Front yard limitations, the front yard height setback rules require a 0.6:1 factor. The proposed work violates this provision of the code. Therefore, a variance is requested for 4 feet 5 inches of front yard height setback. Pursuant to East Hills Code §271-233, Side yard limitations, the side yard height setback rules require a 1.2:1 factor. The proposed work violates this provision of the code along the left side of the property. Therefore, a variance is requested for 1 foot 6 inches of side yard height setback. Pursuant to Village of East Hills Code §271-233, Side yard limitations, the side yard height setback rules require a 1.2:1 factor. The proposed work violates this provision of the code along the left side of the property at the bump out. Therefore, a variance is requested for 1 foot of side yard height setback.

2 POTTERS LANE LLC requests FOUR VARIANCES for the property known as 2 POTTERS LANE, designated as Section 7 Block P Lots 17&29 on the Nassau County Land and Tax Map and in the R 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. This proposal indicates two (2) such gates. Therefore, a variance is requested for the second gate.

OREN AND MICHELE SIMON requests a **SPECIAL EXCEPTION** and **FIVE VARIANCES** for the property known as 17 TALLEY ROAD designated as Section 19 Block 27 Lot 48 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-232, Front Yard Limitations, front yards in the R-1 District have a height setback ratio of 0.6. The proposed work encroaches into the front yard height setback by 4.4 feet. Therefore, a variance is required for 4.4 feet of height setback. 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 5 foot fence, for fence type if the proposed fence type is other than chain link, and located along the property line. 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 (1,303.62 sf). The proposed rear yard lot coverage is 2,259.0 sf. Therefore, a variance is requested for 955.38 sf of rear yard lot coverage.

(CONTINUED FROM MAY 24, 2022 MEETING) JOSEPH SILVERMAN requests **ONE VARIANCE (USE)** 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 use variance is requested.

(CONTINUED FROM AUGUST 4, 2022 MEETING) GABRIEL WEISER requests a **SPECIAL EXCEPTION AND FIVE 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. 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 2,024 sf. Therefore, a variance is requested for 599.9 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 4,889.3 sf. Therefore, a variance is requested for 406.6 sf of total 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: August 31, 2022