

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 October 6, 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.

**(ADJOURNED FROM SEPTEMBER 15, 2022 MEETING) 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.

**ALAN AND PAULINE WEINSTEIN** request a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 30 ORIOLE DRIVE designated as Section 7 Block 272 Lot 6 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, 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 (1,420.3 sf). The proposed rear yard lot coverage is 1,883 sf. Therefore, a variance is requested for 462.7 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](http://www.villageofeasthills.org/meetings).

BY THE ORDER OF THE BOARD OF APPEALS  
INCORPORATED VILLAGE OF EAST HILLS

Michael Kosinski, Chairman

Dated: September 21, 2022