

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 November 15, 2022 at 5:30 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

HOOMAN AND SHILA NEMAN requests ONE VARIANCE for the property known as 65 TARA DRIVE designated as Section 19 Block 38 Lot 11 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to Village of East Hills Code §213-1, accessory equipment must be located in the side or rear yard. The generator was installed as per the approved location for building permit 21-108 (issued 4/8/2021) in the front yard, but that location was approved in error. Therefore a variance is requested for the front yard generator location.

MELISSA AND CRAIG GIORDANO request SEVEN VARIANCES for the property at 15 MELBY LANE, designated as Section 19 Block 24 Lot 21 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 structures and equipment, may not occupy more than 25 percent of the total lot (6,206 sf for this property). The proposed total lot coverage is 6,357 sf. Therefore, a variance is requested for 151 sf of lot coverage. Pursuant to East Hills Code §271-36, Rear Yard Lot Coverage, all buildings and structures, including accessory structures may not occupy more than 20 percent of the rear yard (2,765 sf for this property). The modifications/alterations proposed indicate a rear yard lot coverage of 3,172 sf. Therefore, a variance is requested for 407 sf of rear yard lot coverage. Pursuant to East Hills Code §271-143(A)(4), a walkway of at least 4 feet in width shall be built on all sides of the pool. No such walkway is proposed on the South side of the pool, therefore a variance is requested. Pursuant to East Hills Code §271-14 (A), Fence Height, in all residential districts, fences of any kind shall not exceed a height of 4 feet from ground level. A 6 foot tall wood fence in front of the pool and accessory equipment is proposed on the West side of the house. Therefore, variances are requested for the proposed 6 foot fencing. Pursuant to East Hills Code § 271-143(A)(1) and (3), pool enclosure fences must be 5 feet in height, of the chain link type, and be erected completely enclosing the pool at least 5 feet from the edge of the pool and at least 15 feet from any property line. A 4 foot chain link fence along the property line, and a 6 foot wooden fence are proposed. Therefore, variances are requested for the proposed 6 foot fencing, of the wooden 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. Two (2) gates are proposed. Therefore, a variance is requested for the second proposed gate.

(CONTINUED FROM JUNE 14, 2022 MEETING) OLGA FRIEDMAN requests a SPECIAL EXECEPTION AND SEVEN 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 August 29, 2022, 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 6 foot fence (rear) and four foot fence (sides), of the vinyl type, located along the property line. 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 2,156.5 sf. Therefore, a variance is requested for 728.4 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 6,131.5 sf. Therefore, a variance is requested for 957.47 sf of total lot coverage. Pursuant to East Hills Code §271-143(A)(4), a walkway of at least 4' in width shall be built on all sides of the pool. The

proposed walkway is 3 feet in width. Therefore, a variance is requested for 1 foot of walkway around the pool.

(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. By denial letter dated May 16, 2022, 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 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 is requested 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.

RON KARO requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 81 Woodhollow Road, designated as Section 7 Block 202 Lot 4 on the Nassau County Land and Tax Map and in the R 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 partially along the property line and for the estate-type fence. Pursuant to East Hills Code §271-14(A), no fences are permitted in the front yard. The proposed pool fence is located partially in the front yard. Therefore a variance is requested for the front yard 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, or 3,168.4 sf for this property. This proposal indicates a total rear yard coverage of 4,108.75 sf. Therefore, a variance is requested for 940.35 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: October 26, 2022