

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 December 6, 2022 at 5:15 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

MARTIN AND JACLYN MILLER requests a SPECIAL EXCEPTION AND THREE VARIANCES for the property known as 415 CHESTNUT DRIVE, designated as Section 7 Block 290 Lot 2 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 and must have only one gate. Therefore, variances are requested for the proposed 6 foot fencing of the estate type at the front facing sides of the house, and 5 feet tall fencing located along the property line.

ANTHONY AND JODI ZACHARIAS (CONTINUED FROM MARCH 15, 2022 MEETING) REQUEST THREE VARIANCES for the property known as 37 TARA DRIVE, designated as Section 19 Block 36 Lot 16 on the Nassau County Land and Tax Map and in the R1 district of the Village. By denial letter dated October 18, 2022, pursuant to East Hills Code §271-23(A), accessory buildings and uses, all accessory buildings, structures, and equipment shall not occupy more than 20 percent of the rear yard (1,087.38 sf for this property). The proposed rear yard lot coverage is 1,592.5 sf. Therefore, a variance is requested for 505.12 sf of rear yard lot coverage. Pursuant to East Hills Code §271-30, Lot coverage, all buildings, structures and equipment shall not cover more than 25 percent of the area of the plot (4,047.25 sf for this property). The proposed total lot coverage is 4,485.6 sf. Therefore, a variance is requested for 438.35 sf total lot coverage. Pursuant to East Hills §271-30, yards, the minimum side yard setbacks in the R-1 Residential Zone is 15 feet. The proposal indicates a rear yard patio with retaining/sitting wall to be 10.8 feet from the side yard property line. Therefore, a variance is requested for 4.2 feet of side yard setback.

JAMES YI requests a SPECIAL EXCEPTION for the property known as 140 MIMOSA DRIVE, designated as Section 7 Block 299 Lot 77 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-162, construction of athletic courts are permitted as a special exception with approval by the Zoning Board of Appeals. Therefore, consideration by the Board of Appeals is requested.

DAVE REVETTE, PE OF DEWBERRY ENGINEERS ON BEHALF OF TESLA (TENANT) AND SUBURBAN PROPERTIES LLC (OWNER) requests SEVENTEEN VARIANCES for the property known as 310 Roslyn Road, designated as Section 7 Block P Lot 34 on the Nassau County Land and Tax Map and in the Business A District of the Village. Pursuant to East Hills Code §271-75(A), required frontage and setbacks, all buildings or structures shall be setback a minimum of 100 feet from any street or highway line. The application is for an electrical transformer on the property line and an electrical vehicle charging station 10 feet from the property line, as well as seven (7) additional electric vehicle charging stations all within the 100 foot setback. Therefore, variances are requested for zero (0) feet of setback for the electrical transformer (100 foot variance), 10 feet setback for the main electrical charge station (90 foot variance), and seven (7) additional setback variances for the additional electrical charge stations. Pursuant to East Hills Code §271-7(B) and §271-77(E)(1), parking spaces must be 10 feet by 20 feet in size. The application is for (7) parking spaces 9 feet by 18 feet in size. Therefore variances are requested for the parking space sizes. Pursuant to East Hills Code §271-77(E)(1), parking area, the total square foot area for accessory parking of vehicles shall be four times the floor area of retail space, or 59,091.36 sf for this property. There is an existing total square footage of 15,714.0 sf of parking spaces. This proposal indicates elimination of 1,296.0 sf of parking area currently available for general public use. Therefore a variance is requested for total parking area square footage.

OREN AND MICHELE SIMON (CONTINUED FROM OCTOBER 6, 2022 MEETING) request 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 5.2 feet. Therefore, a variance is requested for 5.2 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 (1,3550.0 sf). The proposed rear yard lot coverage is 1,998.9 sf. Therefore, a variance is requested for 643.9 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: November 23, 2022