

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 January 10, 2023 at 5:30 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

JAMES YI (CONTINUED FROM DECEMBER 6, 2022 MEETING) 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.

AMY FRIED requests ONE VARIANCE for the property known as 60 GEORGIAN COURT, designated as Section 19 Block 39 Lot 43 on the Nassau County Land and Tax map and in the R1 District of the Village. Pursuant to East Hills Code §271-36, Accessory buildings and uses, including accessory equipment, shall not be less than 15 feet distant from the side property line. The proposed generator is 12.5 feet from the property line. Therefore, a variance is requested for 2.5 feet of side yard setback.

SHAYONA 80 LLC / JAYMIN PATEL (CONTINUED FROM APRIL 26, 2022 MEETING) request TWO VARIANCES for the property known as 80 FERN DRIVE, designated as Section 7 Block 289 Lot 27 on the Nassau County Land and Tax Map and in the R1 District of the Village. The Zoning Board of Appeals, by its decision dated March 22, 2021, permitted two retaining walls, one 7 feet high and one 6.5 feet high. By revised denial letter dated November 28, 2022, the as-built walls do not comply with this decision. The lower retaining wall received a 2.5 foot variance to build a wall that at its maximum height would be 6.5 feet tall. Existing conditions indicate that the lower retaining wall is 6.9 feet in height. Therefore, a variance is requested for the additional 0.4 feet of retaining wall height. In addition, the higher retaining wall received a 3.0 foot variance to build a retaining wall that at its maximum height would be 7.0 feet tall. Existing conditions indicate that the higher retaining wall has reached a maximum height of 9.0 feet, and is consistently taller along its entire length than the 7.0 foot approved height. Therefore, a variance is requested for the additional 2.0 feet of retaining wall height.

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: December 22, 2022