

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 March 14, 2023 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

DAVE REVETTE, PE OF DEWBERRY ENGINEERS ON BEHALF OF TESLA (TENANT) AND SUBURBAN PROPERTIES LLC (OWNER) (CONTINUED FROM DECEMBER 6, 2022 meeting) 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.

TAMMY AND CRAIG GROSSMAN request TWO VARIANCES for the property known as 37 LAUREL LANE Designated as Section 7 Block 114 Lot 77 on the Nassau County land and Tax Map and in the R-2 District of the Village. Pursuant to East Hills Code §271-41, Lot Coverage, all buildings, including accessory structures and equipment, may not occupy more than 25 percent of the plot, or 2,690 sf for this property. The proposed total lot coverage is 3,410 sf. Therefore, a variance is requested for 720 sf of total lot coverage. 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, or 462.3 sf for this property. The proposed total rear yard lot coverage is 601 sf. Therefore, a variance is requested for 138.7 sf of rear yard lot coverage.

DAVID RIMSHNICK requests FIVE VARIANCES for the property known as 15 ARLINGTON COURT, designated as Section 19 Block 39 Lot 56 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-32(B), Yards, the minimum side yard for the R-1 residential district is 15 feet. The proposed screened in porch is 10.55 feet from the side yard. Therefore a variance is requested for 4.45 feet of side yard setback. Pursuant to East Hills Code §271-32(C), Yards, the minimum rear yard for the R-1 residential district is 30 feet. The proposed screened in porch is 28.84 feet and 26.81 feet from both rear corners of the structure. Therefore, variances are requested for 1.16 feet and 3.19 feet of rear yard setback, respectively. Pursuant to East Hills Code §271-229(B), Exception to Building Height Provisions, accessory buildings shall not exceed a height of 10 feet from the adjacent grade to the highest point of the roof. The proposed roof height is 18.42 feet above grade. Therefore, a variance is requested for 8.42 feet of accessory building height. Pursuant to East Hills Code §271-130(H), Board of Appeals Powers, the Zoning Board of Appeals, in its decision dated July 11, 1996, granted a side yard variance for a rear yard deck. This variance allowed for a minimum side yard to be 11 feet. However, the new proposed rear yard deck is 9.01 feet from the side yard. Therefore, a variance is requested for an additional 1.99 feet of side yard setback.

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: March 1, 2023