

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 July 17, 2023 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

LISA AND DAVID EDELBLUM request ONE VARIANCE for the property known as 455 GLEN COVE ROAD Designated as Section 19 Block 26 Lots 13 & 18 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code § 271-14(A), in residence districts, fences of any kind shall not exceed a height of four (4) feet from ground level. The proposal indicates a six (6) foot tall fence along the entire south side of the property line. Therefore, a variance is requested for two (2) feet of fence height.

NEAL FINKELSTEIN requests a SPECIAL EXECEPTION AND EIGHT VARIANCES for the property known as 18 CARDINAL DRIVE, designated as Section 19 Block 41 Lot 1 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-143(A), pools of permanent construction 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 5 feet in height, of the chain link type, and must 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. The application is for a 5 foot fence on the property line, partially of the metal estate-type. Therefore, variances are requested for fence height, fence location and fence type. East Hills Code §271-143(A)(10)(i) requires that all heaters and pool equipment must be located immediately adjacent to the residence or no closer than 75 feet from the nearest residence. The application shows the pool equipment in the rear yard without providing the appropriate distances from neighboring properties. Therefore, a variance is requested for pool equipment setback from adjoining properties. Pursuant to East Hills Code §213-1, Accessory equipment location, all accessory equipment, including pool equipment, must be located immediately adjacent to the dwelling and cannot violate the minimum side yard setback, or 15 feet for this property. The proposal indicates the pool equipment 6 feet from the side property line. Therefore, a variance is requested for 9 feet of side yard setback. East Hills Code §271-143(A)(6) states that separate drywells are required for pool drainage/backwash operation. The proposal lacks such a drywell and therefore must be added to the plan or a variance sought for not providing a separate drywell for pool drainage and backwash. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings and structures, including accessory equipment, shall not occupy more than 20 percent of the rear yard, or 1,282.9 sf for this property. The proposal indicates a total rear yard lot coverage of 2,314.6 sf. Therefore, a variance is requested for 1,031.7 sf of rear yard lot coverage. 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 (3,823.75 sf for this property). The proposed total lot coverage is 5,146.47 sf. Therefore, a variance is requested for 1,322.72 sf of total lot coverage.

JONATHAN MORRIS requests a SPECIAL EXCEPTION and NINE VARIANCES for the property known as 10 FERN DRIVE designated as Section 7 Block 289 Lot 1 on the Nassau County Land and Tax Map and in the R-1 District of the Village. By revised denial letter dated June 21, 2023, pursuant to East Hills Code §271-143(A), pools of permanent construction 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 5 feet in height, of the chain link type, and must 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. The application is for a 5 foot, metal estate-type fence on the property line. Therefore, variances are requested for fence height, fence location and fence type. 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 (5,008.7 sf for this property). The proposed total lot coverage is 5343.7 sf. Therefore, a variance is requested for 335.0 sf of total lot coverage. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings and structures, including accessory equipment, shall not occupy more than 20 percent of the rear yard, or 1,030.04 sf for this property. The proposal indicates a total rear yard lot coverage of 1,461.2 sf. Therefore, a variance is requested for 431.16 sf of rear yard lot coverage. East Hills Code §271-143(A)(2) requires all pools to be located a minimum of 20 feet from all property lines. The proposal indicates that the southwest corner of the pool will be 14.1 feet from the property line. Therefore, a variance is requested for 5.9 feet of pool setback from the property line. East Hills Code §271-143(A)(2) requires all pools to be located a

minimum of 20 feet from all property lines. The proposal indicates that the southeast corner of the pool will be 19.5 feet from the property line. Therefore, a variance is requested for 0.5 feet of pool setback from the property line. East Hills Code §271-143(A)(6) states that separate drywells are required for pool drainage/backwash operation. The proposal lacks such a drywell and therefore a variance is requested for a separate drywell for pool drainage and backwash. East Hills Code §271-143(A)(10)(i) requires that all heaters and pool equipment must be located immediately adjacent to the residence or no closer than 75 feet from the nearest residence. The proposal indicates the pool equipment to be 45 feet from the nearest dwelling. Therefore, a variance is required for 30 feet of pool equipment setback.

MARIO VENEROSO requests ONE VARIANCE for the property known as 123 BARBERRY LANE designated as Section 7 Block 129 Lot 15 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to Village of East Hills Code §271-47(A), accessory buildings and structures, including accessory equipment, shall not occupy more than 15 percent of the rear yard (422.8 sf for this property). The proposal indicates a total rear yard lot coverage of 536.15 sf. Therefore, a variance is requested for 113.36 sf of rear yard lot coverage.

HAL STEIN requests A SPECIAL EXCEPTION AND TEN VARIANCES for the property known as 200 Elm Drive, designated as Section 7 Block 249 Lot 22 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-143(A), pools of permanent construction 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 5 feet in height, of the chain link type, and must 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. This application is for a 5 foot fence on the property line, partially of the metal estate-type. Therefore, variances are requested for fence height, fence location and fence type. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings and structures, including accessory equipment, shall not occupy more than 20 percent of the rear yard, or 1,336 sf for this property. The proposal indicates a total rear yard lot coverage of 1,793 sf. Therefore, a variance is requested for 457 sf of rear yard lot coverage. 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 (4,556.5 sf for this property). The proposed total lot coverage is 6,001 sf. Therefore, a variance is requested for 1,444.5 sf of total lot coverage. Pursuant to East Hills Code §271-23(B), all accessory structures located in the rear yard shall not be less than 15 feet from the main dwelling. This proposal indicates two (2) locations where the pool is 14 feet and 12 feet 6 inches from the main dwelling. Therefore, two variances, for 1 foot and 2 feet 6 inches respectively, are requested for minimum distance for accessory structures from the main dwelling. East Hills Code §271-143(A)(10)(i) requires that all heaters and pool equipment must be located immediately adjacent to the residence or no closer than 75 feet from the nearest residence. The proposal shows the pool equipment 67 feet from the nearest dwelling. Therefore, a variance is requested for 8 feet of pool equipment setback from adjoining properties. East Hills Code 271-142(B), requires that all drywells shall be located a minimum distance of 20 feet from all pools. This proposal indicates a drywell 16 feet from the pool. Therefore, a variance is required for 4 feet of drywell setback. East Hills Code §271-143(A)(6) states that separate drywells are required for pool drainage/backwash operation. The proposal lacks such a drywell and therefore a variance is requested for not providing a separate drywell for pool drainage and backwash.

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: July 5, 2023