

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 11, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

PHYLLIS SHALIT requests ONE VARIANCE for the property known as 92 WOODHOLLOW ROAD designated as Section 7 Block 201 Lot 17 on the Nassau County Land and Tax Map and in the R District of the Village. The Zoning Board of Appeals, by its decision of June 13, 1986, previously approved an application for a Special Exception for a swimming pool with a five foot chain link fence. All proposed changes to a decision require reconsideration by the Board of Appeals. Village Code 271-143(A)(1), states that all pool fence enclosures must be of the chain link type. The fence permit application submitted November 9, 2023 requests an aluminum estate-type fence. Therefore, a variance is requested for the front facing aluminum estate type fencing utilized as a pool enclosure.

VINCENT DEROSE requests FIVE VARIANCES for the property known as 265 REVERE ROAD, designated as Section 7 Block 132 Lot 22 on the Nassau County Land and Tax Message and in the R-2 District of the Village. East Hills Code §271-237, Summary of Residential Construction & Building Requirement stipulates that the maximum floor area for the R2 residential district shall not exceed 4,500 sf. The proposal indicates a first floor with 2,888 sf and a second floor with 1,947 sf, for a total of 4,835 sf. Therefore, a variance is requested for 335 sf of total floor area. 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 area of the lot, or 3,104.75 sf for this property. The proposal indicates a total lot coverage of 3,344.77 sf. Therefore, a variance is requested for 240.02 sf of total lot coverage. Pursuant to East Hills Code §271-43(B), Yards, the minimum side yard setback for the R-2 residential district shall not be less than 10 feet. The proposal indicates an exterior basement entrance 6.66 feet from the side property line. Therefore, a variance is requested for 3.34 feet of side yard setback. Pursuant to East Hills Code §271-43(B), Yards, the minimum side yard setback for the R-2 residential district shall not be less than 10 feet. The proposal indicates two new air conditioning condensers 8.65 feet from the left side property line. Therefore, a variance is requested for 1.35 feet of side yard setback. Pursuant to East Hills Code §271-43(B), Yards, the aggregate width of the two side yards for the R-2 residential district shall not be less than 30 feet. The proposal indicates a total aggregate side yard of 19 feet. Therefore, a variance is requested for 11 feet of aggregate side yard.

(CONTINUED FROM JUNE 2023 MEETING) **NEAL FINKELSTEIN** requests a SPECIAL EXECEPTION AND SIX 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. By denial letter dated December 13, 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 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)(1) states that there shall be one opening through the fence surrounding an in-ground swimming pool. The proposal indicates two (2) gates. Therefore a variance is requested for the second gate. 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 1,290 sf for this property. The proposal indicates a total rear yard lot coverage of 1,860 sf. Therefore, a variance is requested for 570 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 4,676 sf. Therefore, a variance is requested for 852.25 sf of total lot coverage.

VINCENT AND BARBARA TAVELLA request ONE VARIANCE for the property known as 250 REVERE ROAD Designated as Section 7 Block 140 Lot 135 on the Nassau County Land and Tax Map and in the R-2 District of the Village. Pursuant to Village of East Hills Code §271-47(A), Accessory Buildings and Uses, accessory buildings and structures, including accessory equipment, shall not cover more than 15 percent of the rear yard (911.42 sf for this property). The proposed application for a rear yard sunroom, combined with the existing rear patio and stoop, is 1,596 sf. Therefore, a variance is requested for 684.58 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: December 27, 2023