

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 April 9, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

JONATHAN COHN requests ONE VARIANCE for the property known as 70 Village Road, designated as Section 7 Block 128 Lot 19 on the Nassau County Land and Tax Map and in the R-2 district of the Village. Pursuant to Village of East Hills Code § 271-233, Side yard limitations, the R-2 residential zone utilizes a side yard height setback ratio of 1.8. The proposal indicates a violation of this zoning code requirement. Therefore, a variance is requested for 4 feet 6 inches of side yard height setback.

ANNEMARIE PERRO O'BRIEN 2015 GST TRUST requests a SPECIAL EXCEPTION AND SEVEN VARIANCES for the property known as 24 BEECHWOOD ROAD, designated as Section 7 Block 232 Lot 10 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 and partially of the metal estate-type (front only, chain link on sides and rear). 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 (4,346.25 sf for this property). The proposed total lot coverage is 5,423 sf. Therefore, a variance is requested for 1,076.75 sf of total lot coverage. Pursuant to East Hills Code §271-142(B), Pools of a permanent structure shall not be located less than 20 feet to any drywell. The proposal indicates the existing drywell to be 9 feet from the pool. Therefore, a variance is requested for 11 feet of drywell setback from the pool. 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. 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 is not immediately adjacent to the residence. Therefore, a variance is requested for the pool equipment location within 75 feet of the neighboring residence.

MARINA YU requests THREE VARIANCES for the property known as 147 WOODBINE ROAD designated as Section 7 Block 109 Lot 18 on the Nassau County Land and Tax map and in the R2 district of the Village. Pursuant to Village of East Hills Code § 271-234, Rear yard limitations, the R-2 residential zone utilizes a rear yard height setback ratio of 0.85. The proposal indicates a violation of this zoning code requirement. Therefore, a variance is requested for 2 feet 3 inches of rear yard height setback. Pursuant to Village of East Hills Code §271-47(A), Accessory buildings and uses, accessory buildings or structures, including accessory equipment, shall not occupy more than 15% of the rear yard, or 306.32 sf for this property. The proposal indicates a total rear yard lot coverage of 633 sf. Therefore, a variance is requested for 326.68 sf of rear yard lot coverage. Pursuant to Village of East Hills Code §271-44, Lot coverage, all buildings and structures, including accessory equipment, shall not cover more than 25 % of the area of the lot, or 2,749.25 sf for this property. The proposal indicates a total lot coverage of 3,049.85 sf. Therefore, a variance is requested for 300.6 sf of total lot coverage.

SCOTT PRINCER requests ONE VARIANCE for the property known as 30 CEDAR DRIVE, designated as Section 7 Block 303 Lot 3 on the Nassau County Land and Tax Map and in the R-1 District of the Village. The Zoning Board of Appeals at their October 26, 2016 meeting approved the application for a Special Exception for a swimming pool and associated variances for fencing for your pool enclosure. No

variances were issued for the pool location. Pursuant to Village of East Hills Code 271-143(A)(2), no part of any pool shall be located within 20 feet of any property line. The pool as-built is located 18 feet 8 inches from the property line. Therefore, a variance is requested for 16 inches of side yard setback for the as-built swimming pool location.

AARON ARONOFF requests a SPECIAL EXCEPTION and THREE VARIANCES for the property known as 85 Hemlock Drive, designated as Section 7 Block 274 Lot 19 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 and partially of the estate type (metal estate-type in front, chain link sides and rear). Therefore, variances are requested for fence height, fence location and fence type.

SUSHIL PAI requests ONE VARIANCE for the property known as 107 WESTWOOD CIRCLE, designated as Section 7 Block 207 Lot 15 on the Nassau County Land and Tax Map and in the R2 District of the Village. Village of East Hills Code § 271-232, Front yard limitations, stipulates that a height setback ratio of 0.7:1 be maintained in the front yard for the R-2 Zone. The proposal indicates a violation of this code provision for the front yard. Therefore, a variance is requested for 8 feet 5 inches of front yard height setback ratio.

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 20, 2024