

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 16, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

MIGUEL QUEZADA requests VARIANCES for the property known as 5 LAKEVILLE COURT designated as Section 19 Block 34 Lot 15 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to § 271-36 and 271-23(A), Accessory Buildings and Uses, accessory buildings or structures shall not occupy more than 20 percent of the rear yard, or 750.75 sf for your property. The existing rear yard lot coverage is 1,626.5 sf. Therefore, a variance is requested for 875.75 of rear yard coverage. Pursuant to § 271-30, Lot coverage, all buildings and structures, including accessory equipment, shall not cover more than 25 percent of the area of the lot, or 4,262.0 sf for your property. The existing lot coverage is 4,312.5 sf. Therefore, a variance is requested for 50.5 sf of total lot coverage. Pursuant to §271-23(B), Accessory Buildings and Uses, accessory buildings or structures shall be located in the rear yard and shall be not less than 10 feet from the rear property line. The existing rear patio is 8.5 feet from the rear property line. Therefore, a variance is requested for 1.5 feet of rear yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 10 feet distant from any rear property line. The existing rear yard shed is 1.4 feet from the rear property line. Therefore, a variance is requested for 8.6 feet of rear yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 15 feet distant from any side property line. The existing wood burning fireplace is 11 feet from the north side property line. Therefore, a variance is requested for 4 feet of side yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 15 feet from the side property line. The two (2) existing air conditioning condensing units are located in the side yard 11.5 feet from the northern property line. Therefore a variance is requested for 3.5 feet of north side yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 15 feet from the side property line. The two existing (2) basement window wells were installed approximately two (2) feet above grade and 11 feet from the north side property line. Therefore, a variance is requested for 4 feet of minimum side yard encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings and structures shall be located in the rear yard. The existing gazebo over patio is in the front yard. Therefore a variance is requested for accessory structures located in the front yard. Pursuant to § 271-23(A), Accessory Buildings and Uses, the minimum front yard distance is 35 feet. The existing gazebo over a patio is 7 feet 4.5 inches from the front property. Therefore, a variance is requested for 27 feet 7.5 inches of front yard setback. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures shall be located not less than 15 feet from the side property line. The existing gazebo over patio is 7 feet 10.5 inches from the north side property line. Therefore, a variance is requested for 7 feet 1.5 inches of side yard minimum encroachment.

NORTH HILLS GATEHOUSE LLC / NICK CESTARO requests a SPECIAL EXCEPTION AND TEN VARIANCES for the property known as 16 GATEHOUSE COURT, designated as Section 7 Block 299 Lot 123 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 and sides only, chain link in rear). Therefore, variances are requested for fence height, fence location and fence type. Pursuant to East Hills Code § 271-14 (A), Fences, no fences are permitted in the front yard. The proposal indicates a 5-foot tall, black aluminum estate-type fence in the front yard. Therefore, a variance is requested for the front yard fence. Pursuant to East Hills Code §271-23(B), Accessory Buildings and Uses, all accessory buildings and structures shall be located in the rear yard and shall not be closer than 15 feet from the main building. The proposal indicates the pool at 9 foot 6 inches from the main house at one location, and 12 feet 6 inches from the main dwelling at another. Therefore, two variances, for 5 feet 6 inches and 2 feet 6 inches, respectively, are requested for minimum distance for accessory structures from the main dwelling. 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 relocation of two (2) existing drywells to be 10 feet from the pool. Therefore, two (2) variances are requested for two (2) drywells to be located 10 feet 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 a variance is requested 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.

MICHAEL AND REBECCA ALTMAN request a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 46 PEACOCK DRIVE, designated as Section 19 Block 36 Lot 23 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 includes a 5 foot fence, on the property line and partially of the metal estate-type (front only, chain link sides and rear). Therefore, variances are requested for fence height, fence location and fence type. 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. 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 lacks the minimum separation distance to the nearest dwelling. Therefore, a variance is requested for pool equipment setback.

ABRAHIM KASSIM requests a SPECIAL EXECEPTION AND SEVEN VARIANCES for the property known as 152 Woodhollow Road designated as Section 7 Block 201 Lot 22 on the Nassau County Land and Tax Map and in the R 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 estate-type fence on the property line. Therefore, variances are requested for fence height, fence location and fence type. Pursuant to East Hills Code § 271-14(A), no fences are permitted in the front yard. The proposed pool fence is located partially in the front yard. Therefore a variance is requested for the front yard fence. Village of East Hills Code § 271-23(A), Accessory Buildings and uses, requires that accessory buildings or structures, including accessory equipment, shall not cover more than 20% of the rear yard area, or 3,316.4 sf for your property. The proposal indicates a rear yard lot coverage of 6,757.7 sf. Therefore, a variance is requested for 3,441.3 sf of rear yard lot coverage. 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 plan does not indicate a location for the pool equipment. Therefore, a variance is requested for pool equipment setback from adjoining properties.

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 27, 2024