

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

ABDUL BARI NASARY requests a SPECIAL EXCEPTION and SIX VARIANCES for the property known as 10 COTILLION COURT, designated as Section 19 Block 40 Lot 29 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 §271-143(A)(1), fences surrounding swimming pools must be five (5) feet in height. The application is for a four (4) foot fence. Therefore, a variance is requested for one foot of pool fence height. Pursuant to East Hills Code §271-143(A)(1), fences surrounding swimming pools must be of the chain link type. The application is for an ornamental aluminum two-rail picket fence. Therefore, a variance is requested for fence type. Pursuant to East Hills Code §271-143(A)(1), requires that there shall be only one opening through fences surrounding swimming pools. The application is for a pool enclosure with four (4) gates. Therefore, variances are requested for each of the three (3) additional gates to the pool area. East Hills Code §271-143(A)(6) states that water drained from a pool for normal backwash/maintenance operations shall be drained completely on the property and into a separate drywell. The application does not provide for such a drywell. Therefore, a variance is requested for a separate drywell to be used for pool drainage and maintenance operations.

AARON ELKOWITZ requests ONE VARIANCE for the property known as 166 WESTWOOD CIRCLE designated as Section 7 Block 215 Lot 18A & 18B on the Nassau County Land and Tax Map and in the R-2 District of the Village. Pursuant to East Hills Code §271-14(A), no fences shall exceed a height of four (4) feet. The proposal indicates a fence height of six (6) feet on the rear (west) property line. Therefore, a variance is requested for two feet of fence height.

BRETT AND BLAKE KOGEL request TWO SPECIAL EXCEPTIONS and FIVE VARIANCES for the property known as 73 STARLING COURT designated as Section 19 Block 41 Lot 30 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-162, athletic courts require a Special Exception from the Zoning Board of Appeals. 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. Your application is for a 5 foot chain link fence along the property line. Therefore, variances are requested for the fence height and location. 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 (6,221.62 sf for this property). The proposed total lot coverage is 7,742.93 sf. Therefore, a variance is requested for 1,521.31 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 2,595.46 sf for this property. Your proposal indicates a total rear yard lot coverage of 4,159 sf. Therefore, a variance is requested for 1,563.54 sf of rear yard lot coverage. Pursuant to East Hills Code §271-169, Landscaping, athletic courts shall be completely screened from adjoining properties by a living screen of evergreen trees a minimum of eight feet tall. No such detail is included on your plan, so a variance is requested for the eight feet tall evergreen screening.

DANIEL WACHSMAN requests ONE VARIANCE for the property known as 15 HICKORY DRIVE, designated as Section 7 Block 264 Lot 7 on the Nassau County Land and tax Map and in the R-1 district of the Village. Pursuant to Village of East Hills Code §271-30, Lot Coverage, all buildings, including accessory structures and equipment shall not cover more than 25% of the area of the lot, or 5,238 sf for this property. The proposal indicates a total lot coverage of 5,681 sf. Therefore, a variance is requested for 443 sf of total 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: May 29, 2024