

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 December 12, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

GRANT SENTNER requests a SPECIAL EXCEPTION and SIX VARIANCES for the property known as 70 HEATHER DRIVE, designated as Section 7 Block 285 Lot 25 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. Your application is for a 5 foot fence along the property line of the chain link type and possibly estate-type fence in part. Therefore, variances are required for fence height, location, and an additional variance for fence type is required if the front facing sections of the proposed fence are of the estate type. East Hills Code § 271-143(A)(1) stipulates that only one (1) gate opening in the pool fence shall be allowed. Your proposal indicates two (2) such gate openings. Therefore, a variance is required for the second gate opening. 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 2,683.8 sf for this property. Your proposal indicates a total rear yard lot coverage of 3,850.00. Therefore, a variance is required for 1,166.2 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 (6,102.0 sf for this property). The proposed total lot coverage is 6,872.1 sf. Therefore, a variance is required for 770.1 of total lot coverage.

ABRAHIM KASSIM requests a SPECIAL EXCEPTION AND FIVE VARIANCES for the property known as 152 WOODHOLLOW ROAD, designated as Section 7 Block 201 Lot 22 on the Nassau Land and Tax Maps and in the R District of the Village. By revised denial letter issued November 4, 2024, 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 chain link fence. Therefore, a variance is requested for fence height. Pursuant to East Hills Code §271-14(A), no fences are permitted in the front yard. The proposal indicates a 3 foot tall fence at the top of the retaining walls in the front yard. Therefore, a variance is requested. Pursuant to East Hills Code §271-23(B), accessory structures shall be located in the rear yard. The proposal indicates retaining walls totaling 12 feet in height in the front yard. Therefore, a variance is requested for the accessory structures in the front yard. 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 3,114.54 sf for your property. The proposal indicates a rear yard lot coverage of 3,762.88 sf. Therefore, a variance is requested for 648.34 sf of rear yard lot coverage. Pursuant to East Hills Code §271-266, any construction or alteration that results in an increase of impervious surfaces greater than 200 sf must include facilities for on-site retention of stormwater runoff. The proposal has no such facilities for the additional 788.4 sf of impervious surface. Therefore, a variance is requested for storm water retention facilities for 788.4 sf of impervious surfaces.

ZEV KLEIN requests FIVE VARIANCES for the property known as 151 MILBURN LANE, designated as Section Block Lot on the Nassau County Land and Tax map and in the R2 District of the Village. By revised denial letter dated November 4, 2024, pursuant to Village of 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 2,411.75 sf for your property. The proposal indicates a total lot coverage of 2,537.94 sf. Therefore, a variance is requested for 126.19 sf of total lot coverage. East Hills Code §271-233, Side Yard Limitations, requires a side yard height setback ratio of 1.8:1 for properties in the R-2 residential zone. The proposal indicates a violation of this code provision. Therefore, a variance is requested for 1 foot 3 inches of side yard height setback ratio for the north side yard. As per Village Code, residences on a corner lot are considered to have two (2) front yards. Consequently, Section 271-232, Front Yard Limitations is to be applied to the south side of the house as follows: East Hills Code §271-232, Front Yard Limitations, stipulates that the front yard height setback ratio shall not exceed a ratio of 0.7: 1. The proposal indicates a violation of this code provision. Therefore, a variance is requested for 3 feet 0 inches of front yard height setback for on the south side. East Hills Code §271-236(B), Exterior Wall Interruptions, requires that for new construction all front or side walls have a horizontal length of no more than 30 feet without a break of at least two feet. The proposal indicates the north first floor wall to be 42 feet 7 inches with a break of 1 foot 6 inches. Therefore, a variance is requested for 12 feet 7 inches of horizontal wall without a two foot break or a variance is requested for 6 inches of wall break. East Hills Code §271-236(D), Exterior Wall Interruptions, requires that at least 10 percent of each and every exterior wall shall be comprised of window or door fenestration. The proposal indicates a second floor north side wall with 6.12 sf of fenestration, when 8.75 sf is required. Therefore, a variance is requested for 2.63 sf of fenestration.

JONATHAN GREENE requests ONE VARIANCE for the property known as 83 HIGH HOLLOW ROAD designated as Section 7 Block 142 Lot 21 on the Nassau County Land and Tax map and in the R2 District of the Village. Village of East Hills Code §271-43(B), Yards, requires a minimum side yard setback of 10 feet. The proposed generator is located 7.5 feet from the side lot line. Therefore, a variance is requested for 2.5 feet of side yard setback.

JOSEPH ROMANO AND BRI-ANN LADOWSKI request TWO VARIANCES for the property known as 20 CANTERBURY LANE, designated as Section 7 Block 120 Lot 27 on the Nassau County Land and tax map and in the R-2 District of the Village, in order to legalize and maintain the existing rear patio, outdoor kitchen, and AC condensers. Pursuant to Village of 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 2,633 sf for your property. The proposal indicates a total lot coverage of 3,420 sf. Therefore, a variance is requested for 787 sf of total lot coverage. 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 percent of the rear yard, or 543 sf for your property. The proposal indicates a total rear yard lot coverage of 803 sf. Therefore, a variance is requested for 260 sf of total 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 4, 2024