

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 14, 2025 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

ROMPEL ALAM requests FOUR VARIANCES for the property known as 6 NORTHERN WOODS DRIVE, designated as Section 19 Block 48 Lot 7 on the Nassau County Land and Tax Map and in the R-1 District of the Village. East Hills Code §271-232, Front Yard Limitations, stipulates that for the R-1 District, the front yard height setback ratio shall not exceed a ratio of 0.6:1. The proposal indicates a violation of this code provision for the second story gable above the master bedroom. Therefore, a variance is requested for 3 feet 6 inches of front yard height setback for the second floor gable above the master bedroom. East Hills Code §271-232, Front Yard Limitations, stipulates that for the R-1 District, the front yard height setback ratio shall not exceed a ratio of 0.6: 1. The proposal indicates a violation of this code provision for the second story gable on the left side of the front elevation. Therefore, a variance is requested for 3 foot 6 inches of front yard height setback for the second story gable on the left side of the front elevation. East Hills Code §271-23(B) requires 15 feet of setback to the side property line. The proposal indicates that the two (2) AC condensers and egress well are 12.7 feet from the side property line. Therefore, variances are requested for 2.3 feet of side yard setback for the AC units and for the egress well.

D& T DREAM HOMES / DAVID AGAEV requests ONE VARIANCE for the property known as 12 WICKHAM ROAD, designated as Section 7 Block 117 Lot 512 on the Nassau County Land and Tax Map and in the R-2 District of the Village. Village of East Hills Code §271-235, Floor Area Ratios and Maximums, stipulates that the maximum floor area ratio in the R-2 Residential Zone is 0.36, or 3,600 sf for this property. The proposed new house has a total square footage of 4,172.6 sf. Therefore, a variance is requested for 572.6 sf of floor area.

SYED SHAH requests THREE VARIANCES for the property known as 5 SPRUCE DRIVE, designated as Section 7 Block 261 Lot 9 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Village of East Hills Code §271-23(A) requires a 15 foot side yard setback for accessory equipment in the R-1 Zone. The survey dated 10/1/2024 prepared by NorthCoast Civil shows three (3) air conditioning units located 11 feet 5 inches from the side property line. Therefore, variances are requested for 3 feet 7 inches of side yard setback for the as-built locations of each of the three air conditioning units.

ADAM PANZER requests FOUR VARIANCES for the property known as 20 FLAMINGO ROAD NORTH, designated as Section 19 Block 40 Lot 33 on the Nassau County Land and Tax map and in the R-1 District of the Village. By revised denial letter dated December 18, 2024, 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 (3,781.9 sf for this property). The proposed total lot coverage is 4,737.3 sf. Therefore, a variance is requested for 955.4 sf of total lot coverage. Pursuant to East Hills Code §271-23A, Accessory buildings and uses, accessory building or structures, including accessory equipment, shall not occupy more than 20% of the rear yard, or 1,370.36 sf for this property. The proposal indicates a total rear yard lot coverage of 1,907.5 sf. Therefore, a variance is requested for 537.14 sf of rear lot coverage. Pursuant to East Hills Code §271-128.3, Steep Slopes, development or alteration of any slope, as defined in §271-7B, with a gradient of 20% or greater is prohibited. The slope on the right side of the rear yard exceeds this requirement, therefore, a variance is requested. Pursuant to East Hills Code 271-260, zoning requirements for new retaining walls, the minimum setback from a lot line for new retaining walls shall be one foot of distance for each one foot of height. The proposed 4 foot high retaining wall is located on the right rear property line. Therefore, a variance is requested for 4 feet of property line setback.

BRIAN AND DONNA WEISS request THREE VARIANCES for the property known as 83 DEERPATH, designated as Section 7 Block K01 Lot 98 on the Nassau County Land and tax map and in the R-2 District of the Village. Pursuant to Village of East Hills Code §271-41, Lot Coverage, all buildings, including accessory structures and equipment, may not occupy more than 25 percent of the area of the lot, or 2,805.75 sf for your property. The proposed new rear patio would result in a total lot coverage of 3,090.01 sf. Therefore, a variance is requested for 284.26 sf of total lot coverage. Pursuant to Village of East Hills Code §271-47(A), Accessory Buildings and Uses, accessory buildings or structures shall not occupy more than 15 percent of the rear yard, or 597.75 sf for your property. The proposed new rear patio would result in a total rear yard lot coverage of 635 sf. Therefore, a variance is required for 37.25 sf of total rear yard lot coverage. Village of East Hills Code §271-237, Summary of Residential Construction and Building Requirements, stipulates that a minimum rear yard setback of 25 feet must be maintained from all structures. The permit amendment proposes an enlarged rear patio with a roof structure above that is 21.17 feet from the rear yard property line. Therefore, a variance is requested for 3.83 feet of rear yard setback.

Maps and plans regarding the above applications are available for inspection on the Village's website at [www.villageofeasthills.org/meetings](http://www.villageofeasthills.org/meetings).

BY THE ORDER OF THE BOARD OF APPEALS  
INCORPORATED VILLAGE OF EAST HILLS  
Michael Kosinski, Chairman  
Dated: January 2, 2025