

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 March 13, 2025 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

Adjourned from December 24, 2024: JONATHAN GREENE requests TWO VARIANCES 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. As per revised denial letter dated January 7, 2025, 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. Pursuant to East Hills Code § 271-14(A), no fences are permitted in the front yard. This property is a corner lot with two (2) front yards, and the survey shows a fence to be located in the front yard along Andover Road. Therefore, a variance is requested for the front yard fence.

JONATHAN GREENE requests TWO VARIANCES 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. As per denial letter dated February 14, 2025, East Hills Code §271-41, Lot coverage, requires that all buildings or structures shall not cover more than 25% of the total lot area, or 2514.6 sf for this property. The proposal for interior and exterior renovations including patios and porches, has a total lot coverage of 2,937 sf. Therefore, a variance is requested or 422.4 sf of total lot coverage. East Hills Code §271-47(A), Accessory Buildings and uses, requires that accessory buildings or structures, including accessory equipment, shall not cover more than 15% of the rear yard area, or 331.95 sf for your property. The proposal indicates a rear yard lot coverage of 368.74 sf. Therefore, a variance is requested for 54.83 sf of rear yard lot coverage. Pursuant to East Hills Code §271-270, Drainage for below grade openings, where drainage is required for emergency egress or window wells, such opening shall be provided with a drywell or retention system. The proposal indicates no such provisions. Therefore, a variance is requested.

GREGORY AND RACHEL FINE request a SPECIAL EXCEPTION and SEVEN VARIANCES for the property known as 65 Ash Drive, designated as Section 7 Block 285 Lot 21 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 along the property line of the chain link and estate fence types. Therefore, variances are requested for fence height, location, and type. 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 2,381.66 sf for this property. The proposal indicates a total rear yard lot coverage of 2,623.2 sf. Therefore, a variance is requested for 241.54 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 (5,762.25 sf for this property). The proposed total lot coverage is 6,825.6 sf. Therefore, a variance is requested for 1,063.35 sf of total lot coverage. East Hills Code §271-143(A)(6) requires that all pools have a separate drywell for pool maintenance. The plan omits a drywell for the added patio surfaces. Therefore, a variance is requested if the proposed pool drywell is also intended to receive patio runoff. East Hills Code §271-23(B) requires a distance of 15 feet between the pool and the main building. The plan shows the pool located 14 feet 10.5 inches from the closest corner of the house. Therefore, a variance is requested for 1.5 inches of accessory structure setback from the main building.

CANDICE RATNER requests TWO VARIANCES for the property known as 195 BIRCH DRIVE designated as Section 7 Block 276 Lot 3 on the Nassau County Land and Tax Map and in the R1 District of the Village. 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 (4,375 sf for this property). The proposed total lot coverage is 4,948 sf. Therefore, a variance is requested for 573 sf of total lot coverage for the outdoor kitchen and expanded patio. Pursuant to Village of East Hills Code §271-23(A), Accessory buildings and uses, accessory building or structures, including accessory equipment, shall not occupy more than 20% of the rear yard, or 1,538 sf for this property. The proposal indicates a total rear yard lot coverage of 1,550.6 sf. Therefore, a variance is requested for 12.4 sf of rear lot coverage.

EMMANUEL HIRAKIS requests a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 251 LOCUST LANE designated as Section 7 Block 142 Lot 249 on the Nassau county Land and Tax Map and in the R-2 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, partially on the property line (south, east and west sides), and partially of the metal estate-type (north side only, chain link elsewhere). Therefore, variances are requested for fence height, fence location and fence type. East Hills Code §271-23(A), Accessory Buildings and uses, requires that accessory buildings or structures, including accessory equipment, shall not cover more than 15% of the rear yard area, or 2,141 sf for this property. The proposal indicates a rear yard lot coverage of 2,175 sf. Therefore, a variance is requested for 34 sf of rear yard lot coverage.

ROSS DRUCKER requests FOUR VARIANCES for the property known as 14 WOODGREEN LANE, designated as Section 7 Block 196 Lot 2 on the Nassau County Land and Tax Map and in the R2 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 2,816.1 sf for your property. The proposal for a substantially improved structure indicates a total lot coverage of 2,951.8 sf. Therefore, a variance is requested for 135.7 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 proposed second story roof over garage projects into the side yard height setback. Therefore, a variance is requested for 6 feet 2 inches of side yard height setback ratio. East Hills Code §271-236(A), Exterior Wall Interruptions, alterations and additions to existing buildings shall require that a combined new and existing front or side building wall may extend to a horizontal length of no more than 30 feet without a change or break of at least two feet. The proposed north side wall extends 38 feet with a break of only one foot. Therefore, a variance is requested for 38 feet of horizontal wall without a two foot break or a variance is required for one foot of wall break. Pursuant to New York State 10 NYCRR Appendix 75-A, a leeching pool must be a minimum of 20 feet from a dwelling wall. The proposed leeching pool is located 13.1 feet from the dwelling wall, and therefore a variance of 6.9 feet is requested.

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: March 5, 2025