

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 22, 2025 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

DARREN & CARRIE SCHLANGER requests FOUR VARIANCES for a proposed substantially improved structure at the property known as 10 PEACOCK DRIVE, designated as Section 19, Block 29, Lot(s) 1 on the Nassau County Land and Tax Map and in the R-1 District of the Village. East Hills Code §271-236(C), Exterior Wall Interruptions, requires that no more than 75% of a two-story front or side wall shall be constructed, altered, or added in one vertical plane; the balance of said wall construction shall follow a vertical plane which is separated from the former plane by at least two feet. The proposal indicates a north side wall that is 100% in one vertical plane. Therefore, a variance is requested for 100% of a side two-story wall in one vertical plane. Pursuant to East Hills Code §271-32(C), a minimum rear yard setback of 30' is required. The proposal indicates a platform and stairs located 27.2 feet from the rear property line. Therefore, a variance is requested for 2.8 feet of rear yard setback for the rear platform and stairs. Pursuant to East Hills Code §271-32(C), a minimum rear yard setback of 30 feet is required. The proposed AC condenser is located 28.5 feet from the rear property line. Therefore, a variance is requested for 1.5 feet of rear yard setback for the AC condenser. Pursuant to East Hills Code §271-232, a front yard height/setback ratio of 0.6 is required in the R-1 zone. The proposal indicates a violation of this provision, and therefore a variance is requested for 5.2 feet of front yard height/setback ratio along Peacock Drive.

JAMES & YEH PING HSIAO request THREE VARIANCES for the property known as 120 PEACH DRIVE, designated as Section 7 Block 296 Lot 1 on the Nassau County Land and Tax Map and in the R-1 District of the Village. The Zoning Board of Appeals by its decision of August 20, 1997, previously approved an application for an amendment to a Special Exception for a swimming pool including a change to the location of a pool fence, and to maintain a fence in the front yard. The fence application submitted on February 26, 2025 requests changes to the approved location, type and height of the pool fencing. Therefore, reconsideration by the Board of Appeals is requested.

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: April 9, 2025