

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

ABDUL BARI NASARY requests ONE VARIANCE 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)(3), pool enclosure fences 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 plan indicates a pool fence along the rear and side property lines. Therefore, a variance is requested for the new proposed fence location.

REINOLD VILLAFANE requests a SPECIAL EXCEPTION AND 11 VARIANCES for the property known as 175 BIRCH DRIVE designated as Section 7 Block 276 Lot 5 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, 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 20% of the rear yard area, or 1,345.9 sf for this property. The proposal indicates a rear yard lot coverage of 1,604 sf. Therefore, a variance is requested for 258.1 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, or 4,372.5 sf for this property. The proposed total lot coverage is 5,438.6 sf. Therefore, a variance is requested for 1,066.1 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 shows a drywell (Drywell "C") which includes calculations for "future pool backwash", terrace, and 50% of the proposed dwelling. Therefore, a variance is requested for a drywell that is not separate. East Hills Code §271-142(B) requires that a pool, whether of permanent or plastic construction, shall be located not closer than 20 feet to any cesspool or dry well, on own or adjacent property. The proposal indicates a setback of 14.9' from the pool to Drywell C. Therefore, a variance is requested for a drywell that is closer than 20' to a drywell. East Hills Code §271-143(A)(10)(i) requires that all heaters and filters used in or connected with the operation of the pool shall be located and placed immediately adjacent to the residence of the applicant or not closer than 75 feet from any and all other residences. Your proposal indicates a setback of 42' from the pool equipment to the neighboring residence. Therefore, a variance is requested for 33' of setback of pool equipment from the neighboring residence. East Hills Code §271-261(A) requires that a new retaining wall or single tier of a multi-tiered wall shall not exceed four feet in height. The proposal indicates a retaining wall on the west side of the rear yard with a height of 4.8'. Therefore, a variance is requested for a 4.8' high retaining wall. East Hills Code §271-261(B) requires a minimum horizontal distance of four feet between walls installed in a tiered installation. The proposal indicates retaining walls on the south side of the rear yard with a distance of only 3.2' through 3.9'. Therefore, a variance is requested for retaining walls with a horizontal distance of less than 4'. Pursuant to East Hills Code §271-260(E), retaining walls of any height are not permitted in any utility easement. The proposal indicates a portion of the retaining wall on the east side of the property that is located within the drainage easement. Therefore, a variance is requested for a retaining wall located in a utility easement.

BRAD MARKS requests ONE VARIANCE for the property known as 90 Fir Drive designated as Section 7 Block 274 Lot 2 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to § 271-14(A), Fences, fences are not permitted to be erected within the front yard. The proposed fence is located in the front yard along Chestnut Drive. Therefore, a variance is requested for the fence location.

KATLYN LI requests SIX VARIANCES for the property known as 265 REVERE ROAD designated as Section 7 Block 132 Lot 22 on the Nassau County Land and Tax Map and in the R-2 District of the Village for a proposed new house on existing foundations. Pursuant to Village of East Hills Code §271-43(B), Yards, the minimum side yard setback is 10 feet. The proposed setback to AC condenser 1 is 9.3 feet. Therefore, a variance is requested for 0.7 feet of side yard setback to AC condenser 1. Pursuant to Village of East Hills Code §271-43(B), Yards, the minimum side yard setback is 10 feet. The proposed setback to AC condenser 2 is 9.4 feet. Therefore, a variance is required for 0.6 feet of side yard setback to AC condenser 2. Pursuant to Village of East Hills Code §271-43(B), Yards, the minimum aggregate side yard setback is 30 feet. The proposed aggregate side yard setback is 22.8 feet. Therefore, a variance is requested for 7.2 feet of aggregate side yard setback. 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 3,104.75 sf for your property. The proposal indicates a total lot coverage of 3,192.1 sf. Therefore, a variance is requested for 87.35 sf of total lot coverage. Pursuant to East Hills Code §271-236(B), Exterior Wall Interruptions, requires that a 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, with an additional required break of at least two feet for every 25 feet of additional horizontal feet thereafter. The proposal indicates the front first story wall to be 52 feet 2 inches with no such break. Therefore, a variance is requested for 52 feet 2 inches of horizontal wall without a two foot break. Pursuant to East Hills Code §271-236(B), Exterior Wall Interruptions, requires that a 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, with an additional required break of at least two feet for every 25 feet of additional horizontal feet thereafter. The proposal indicates the north side first story wall to be 36 feet 0 inches with no such break. Therefore, a variance is requested for 36 feet 0 inches of horizontal wall without a two foot break. Pursuant to East Hills Code §271-232, a front yard height/setback ratio of 0.7 is required in the R-2 zone. The proposal indicates a violation of this provision, and therefore a variance is requested for 0'-4" of front yard height/setback ratio. Pursuant to East Hills Code §271-233, a side yard height/setback ratio of 1.8 is required in the R-2 zone. The proposal indicates a violation of this provision, therefore a variance is requested for 0'-10" of side yard height/setback ratio.

RICHA KALRA requests TWO VARIANCES for the property known as 76 South Street (AKA 101 Red Ground Road Parcel A) designated as Section 19 Block 9 Lot 234 on the Nassau County Land and Tax Map and in the R4 District of the Village. East Hills Code §213-1, Accessory Equipment, all air-conditioning equipment shall be located in the side or rear yards immediately adjacent to the dwelling. The proposal indicates three (3) new air conditioning condensers in the front yard along Round Hill Road. Therefore, variances are requested for three (3) AC condensers in the front yard. Pursuant to Village of East Hills Code §271-65 (D), Yards, the minimum front yard setback on a corner lot is 25 feet. The proposed setback to the two (2) AC condensers is 21.6 feet. Therefore, a variance is requested for 3.4 feet of front yard setback to the AC condensers.

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: July 9, 2025