

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 June 24, 2025 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

ROBERT & YUCKLAN FASANELLO request TWO VARIANCES for the property known as 2 WREN DRIVE designated as Section 19 Block 44 Lot 4 on the Nassau County Land and Tax Map and in the R-1 District of the Village. East Hills Code §271-230(A)(3), Projection of Buildings, requires that one-story open porches/porticos or enclosed entrance doorways, shall project into a front yard not more than five feet. The proposal indicates the front portico roof to be 24. 3' from the property line when 25' is required. Therefore, a variance is requested for 0.7' of projection into the front yard setback. East Hills Code §271-232, Front Yard Limitations, sets a front yard height-setback ratio of 0.6: 1 for the R-1 District. The proposal for a front portico indicates a violation of this code. Therefore, a variance is requested for 4 feet 4 inches of front yard height-setback ratio at the portico gable.

TONY GEORGITON requests VARIANCES for the property known as 7 MIMOSA DRIVE designated as Section 7 Block 299 Lot 117 on the Nassau County Land and Tax Map and in the R-1 District of the Village, for proposed changes to the approvals granted by the Notice of Decision dated June 10, 2024, as follows: 1. from East Hills Code § 271-143(A)(14) regarding changes to the location of the pool or its equipment, fixtures or appurtenances. 2. from Code § 271-143(A)(3), regarding pool enclosure fences. 3. from Code § 271-14(A) regarding fence location located in the front yard. 4. from Code § 271-30 regarding lot coverage for buildings and structures, including accessory equipment. 5. from Code § 271-23(A) regarding rear yard coverage for accessory buildings and structures, including accessory equipment. 6. from Code § 271-23(B) requiring all accessory buildings and structures to be in the rear yard. 7. from Code § 271-32(D) regarding the front yard setback requirement. 8. from Code § 271-128.3 regarding Steep Slope development. 9. from Code § 271-261(B) regarding minimum horizontal distance between tiered walls. 10. from Code § 271-143(A)(6) regarding the minimum distance of swimming pools to any cesspool or dry well. 11. from Code § 271-143(A)(6) requiring that all pools have a separate drywell for pool maintenance.

MICHAEL FISHMAN requests TWO VARIANCES for a proposed patio, outdoor kitchen and generator at the property known as 27 BEECHWOOD ROAD designated as Section 7 Block 231 Lot(s) 24 on the Nassau County Land and Tax Map and in the R-1 District of the Village. As per the revised denial letter dated June 6, 2025, 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 (4,115.8 sf for this property). The proposed total lot coverage is 4513.9 sf. Therefore, a variance is requested for 398.1 sf of total 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: June 11, 2025