

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 August 12, 2025 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

55 FIR DRIVE OWNER LLC / SAMANTHA & ADAM GORDON request A SPECIAL EXCEPTION AND SEVEN VARIANCES for the property known as 55 FIR DRIVE, designated as Section 7 Block 277 Lot 12 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 (southwest, southeast and northeast sides), and partially of the metal estate-type (northwest fences at the sides of the house). 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 2,802.64 sf for this property. The proposal indicates a rear yard lot coverage of 3,009.2 sf. Therefore, a variance is requested for 206.56 sf of rear yard 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 "B") which includes calculations for pool backwash, rear covered porch & patio, patio, rear yard tributary area, and 50% of the proposed dwelling. Therefore, a variance is requested for a drywell that is not separate. 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. The proposed pool equipment is located in the rear yard and the distance to the adjacent houses is not specified. Therefore, a variance is requested for pool equipment that is closer than 75 feet from any other residences. East Hills Code §271-128.4 requires that in no event shall any basement area extend beyond the coverage of the principal structure. The plan shows a proposed theater room under a rear covered porch. Therefore, a variance is requested for basement area that extends beyond the coverage of the principal structure.

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 30, 2025