

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 September 16, 2025 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

EVAN AND SAMANTHA MASLIN request TWO VARIANCES for the property known as 25 PRIMROSE LANE designated as Section 7 Block 125 Lot 4 on the Nassau County Land and Tax Map and in the R-2 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 2,557.5 sf for this property. The existing rear masonry patio has a total lot coverage of 3,230.2 sf. Therefore, a variance is required for 672.7 sf of total lot coverage. Pursuant to Village of East Hills Code §271-47(A), Rear Yard Lot Coverage, all buildings, including accessory structures and equipment, may not occupy more than 15 percent of the rear yard, or 592.2 sf for this property. The existing rear masonry patio has a total rear yard lot coverage of 868 sf. Therefore, a variance is requested for 275.8 sf of rear yard lot coverage.

JASON AND ROBYN BRATTNER request ONE VARIANCE for the property known as 118 CRESCENT LANE designated as Section 7 Block 132 Lot 6 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 3,850.6 sf for your property. The proposal has a total lot coverage of 4,056.6 sf. Therefore, a variance is requested for 206 sf of total lot coverage for the rear brick patio.

ZACHARY AND REMI RICH request TWO VARIANCES for the property known as 185 ASH DRIVE designated as Section 7 Block 299 Lot 97 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-32(A), Yards, the minimum front yard setback is 35 feet. The as-built setback to the substantially improved structure is 34.8 feet. Therefore, a variance is requested for 0.2 feet of front yard setback. Pursuant to East Hills Code §271-32(B), Yards, the minimum aggregate side yard setback is 40 feet. The as-built aggregate side yard setback is 38.6 feet. Therefore, a variance is requested for 1.4 feet of aggregate side yard setback.

LUKASZ PODUSZCZAK requests TWO VARIANCES for the property known as 150 MILBURN LANE designated as Section 7 Block 136 Lot 1 on the Nassau County Land and Tax Map and in the R-2 District of the Village. Pursuant to § 271-14(A), Fences, fences are not permitted to be erected within the front yard. On corner lots or on any lot fronting on more than one street, such plots are determined to have a front yard wherever a street immediately abuts a lot line. The proposed fence is located in the front yard along Round Hill Road. Therefore, a variance is requested for the fence location. Pursuant to § 271-14(A), Fences, in residence districts, fences of any kind or description shall not exceed a height of four feet from ground level. The proposed fence is six feet high. Therefore, a variance is requested for 2 feet of fence height.

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: September 3, 2025