

**INCORPORATED VILLAGE OF GREAT NECK  
ZONING BOARD OF APPEALS NOTICE OF  
PUBLIC HEARING**

**1 West Terrace Road (Section 2/Block 179/Lot(s) 10-109)**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Tuesday, October 8, 2024, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Ben Khoshanoff, owner, for the premises 1 West Terrace Road, in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application to construct an accessory structure:

**1. §Section 575-52 Building Area and Floor Area Ratio**

A. For single-family dwelling use, the building area shall not exceed 30% of the lot area and, subject to any modifications required by § 575-167 of this chapter, the floor area ratio shall not exceed the limits hereinafter set forth.

(1) On interior lots: 0.50 of the first 6,000 square feet of lot area; 0.20 of the lot area in excess of the first 6,000 square feet which is less than 100 feet from the street on which the lot abuts; and 0.10 of the lot area in excess of the first 6,000 square feet which is farther than 100 feet from said street. To the extent required, all of the area of the lot within 100 feet of the street on which the lot abuts must be included in the calculation of the first 6,000 square feet of lot area.

**The maximum floor area is 3,525 SF, whereas the proposed floor area is 3,628 SF. A variance of 103 SF is requested.**

The premises also known as Section 2, Block 179, Lot 10-109, on the Nassau County Land and Tax Map, and are in the Residence B Zoning District. A copy of the application material is available for review in the Village of Great Neck Building Department, 767 Middle Neck Road, during regular business hours. At said hearing, all parties and interests will be given an opportunity to be heard.

**BY ORDER OF THE BOARD OF APPEALS  
OF THE VILLAGE OF GREAT NECK  
DENNIS GROSSMAN, CHAIRMAN  
September 26, 2024**