

**INCORPORATED VILLAGE OF GREAT NECK**  
**ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING**  
**5 STONY RUN ROAD (Section 2 /Block 354/Lot(s) 107)**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, September 5, 2024, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Karen Spitalnick, owner, represented by Alan Cooper, architect, for the premises 5 Stony Run Road, in Great Neck. The applicant is seeking site plan approval and the following variance(s) from the Village Zoning Codes for an application for additions and alterations:

**1. §Section 575-24 Building Area and Floor Area Ratio**

A. For single-family dwelling use, the building area shall not exceed 25% 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 building area is 2,350.9 SF, whereas 2,425 SF are proposed. A variance of 74.1 SF is requested.**

**2. §Section 575-29 Side Yards**

A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building. The aggregate width of the two side yards shall not be less than 24 feet, plus 2/5 of the width of the lot in excess of 60 feet. No side yard shall have a width of less than 1/3 of the minimum required aggregate width of both side yards. Where practical, the wider of the two side yards shall be placed adjacent to the narrower of the side yards of an adjoining lot or lots.

**The minimum side yard required is 32 feet, whereas 30 feet are proposed. A variance of 2 feet is requested.**

**3. §Section 575-28 Front Yards**

All lots shall have at least one front yard. A corner lot shall have a front yard on each public street on which the lot abuts. All front yards shall have a minimum depth equal to the greater of 30 feet or the average depth of the front yards of other lots which are on the same block front and within 200 feet. In no event, however, shall a front yard be required to have a depth which is greater than 35 feet.

**The minimum front yard required is 31.41 feet, whereas 30.1 feet is required. A variance of 1.31 feet is requested.**

**4. §Section 575-168 Facades of Single-Family Dwellings**

A. No horizontal plane of a front or side facade shall extend for more than 30 feet without a change or break in said plane of at least two feet in width. The horizontal plane of a front facade shall have at least one break of at least two feet in width, regardless of the overall width of the façade.

**On the front façade 33.75 feet are proposed at the 2<sup>nd</sup> floor, and 38.7 feet are proposed at the 1<sup>st</sup> floor, which are respectively 3.75 feet and 8.7 feet longer than allowed.**

The premises also known as Section 2, Block 354, Lot(s) 107, on the Nassau County Land and Tax Map, and are in the Residence A 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  
August 22, 2024