

Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
41 STATE STREET, ALBANY, NY 12231

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~County~~

~~City~~

~~Town~~ of Great Neck

Bill 5A of 2014

~~Village~~

Local Law ____ of the year 2014

(Insert Title)

A local law Amending certain height regulations within the Village of Great Neck.

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

~~County~~

~~City~~

~~Town~~ of Great Neck

~~Village~~

Section 1. § 575-7, Height, of Article II, § 575-22, Height, of Article III, § 575-36, Height, of Article IV, § 575-50, Height, of Article V, § 575-64, Height, of Article VI, § 575-78, Height, of Article VII, § 575-92, Height, of Article VIII, of the Code of the Village of Great Neck are each respectively, hereby amended to read as follows:

“The maximum height of a building shall not exceed 30 feet or 22 feet at the eaves. The foregoing shall not apply to chimneys, antennas, and decorative cupolas, which may not penetrate a sky plane height of 35 feet.”

Section 2. The definition of “Height of Building” in § 575-212, Terms Defined, of Article XXIII, Definitions and Usage, of said Chapter 575, is hereby amended to read as follows:

“HEIGHT OF BUILDING –

- A. The height of a building, or other structure, shall be the vertical distance from the mean ground level along the foundation of the building or other structure to the highest point of the building or other structure.

- B. The Committee of Architectural Review, in its sole discretion, shall have the power to modify the height restrictions of Subsection A hereof with regard to a roof brought to a peak with no flat portions above 30 feet in order enhance the style and architecture of the building for the benefit of the Village, so long as the peak of such structure shall not exceed more than 5 feet of what would otherwise be permitted and on the condition that the entire building shall be fully sprinklered in accordance with the requirements of the State Building Code, as defined in § 237-1 of this Code. In the event that a modification is granted for the height of the roof, the Committee may modify the height restrictions with regard to the chimneys for such building to assure compliance with any minimum clearance between the roof and the top of the chimney that may be required by any New York State building and fire code requirements or other safety considerations. The discretion granted herein shall not be deemed to provide the authority to the Committee of Architectural Review to modify the height restrictions as to eaves.”

Section 3. Said § 575-212, Terms Defined, is hereby further amended to add the definitions of “Eaves”, to read as follows:

“EAVES – the lowest edge of a roof that overhangs a wall. When measuring the height of the eaves of a building, the measurement shall be taken from the average level of the grade to the lowest edge of the overhanging roof. In the event that the building has eaves of different heights, the limitation on the maximum height shall apply to the uppermost of the eaves.”

Section 4. Effective Date. This local law shall take effect immediately.