

VILLAGE OF GREAT NECK  
ZONING BOARD OF APPEALS

AGENDA

Thursday, October 4, 2018

7:30 PM

**CONTINUED CASES**

- **Case No. 2484: 12 Ravine Road – Resolution Vote**

- **Case No. 2490: 307 East Shore Road -- Adjourned at applicant's request**

Eric Helman, of the Amato Law Group, representing Verizon, is seeking the following variance(s) from the Village Zoning Code in connection with the roof-mounted public utility wireless communication facility application:

- **§575-119 D:** The maximum permitted building height is 31 feet or three stories. The proposed building height is 51.25 feet and four stories. Variances of 20.25 feet and one story are required.

The premises are also known as Section 2, Block 348, Lot(s) 64 and 65 on the Nassau County Land and Tax Map, and are located in the Mixed Use Zoning District.

- **Case No. 2492: 4 Moreland Court – Resolution Vote**

- **Case No. 2493: 48 Polo Road/50 Polo Road/54 Beach Road**

Edward Dickman, architect, representing applicant Steven Zhu, owner of 48 Polo Road, is seeking the following variance(s) from the Village Zoning Code in connection with the application for a new two-story single-family residence:

- **§575-169 E:** The maximum retaining wall height is 4.0 feet. The proposed retaining wall height is 5.5 feet. A variance of 1.5 feet is required.

The premises are also known as Section 1, Block 99, Lot 313 on the Nassau County Land and Tax Map, and are located in the Residence B Zoning District.

**NEW CASES**

- **Case No. 2494: 5 Bromley Lane**

Peter Nesfield, architect, representing applicant Ronald Kordvani, is seeking the following variance(s) from the Village Zoning Code in connection with the application for the construction of a new single-family residence:

- **§575-52:** The maximum permitted floor area is 4,000 square feet. The floor area has been increased to 4,558.87 square feet. An increase in the previously granted variance by 237.97 square feet, to a total of 558.87 square feet, is required.

The premises are also known as Section 1, Block 188, Lot(s) 39 on the Nassau County Land and Tax Map, and are located in the Residence B Zoning District.

- **Case No. 2495: 24 Florence Street**

Peter Nesfield, architect, representing applicants Don and Betty Bandari, is seeking the following variance(s) in connection with the application for an addition to a single-family residence:

- **§575-52:** The maximum permitted floor area is 3,414 square feet. The proposed floor area is 3,736.94 square feet. A variance of 322.94 square feet is required.
- **§575-56:** The minimum front yard requirement is 32.35 feet. The proposed front yard is 29 feet. A variance of 3.35 feet is required.
- **§575-59:** A one-story open front porch is permitted to encroach 5.5 feet into a front yard. An encroachment of 7.1 feet is proposed. A variance of 1.6 feet is required.

The premises are also known as Section 1, Block 79, Lot(s) 58-60 on the Nassau County Land and Tax Map, and are located in the Residence B Zoning District.

- **Case No. 2496: 199 West Shore Road**

Paul Bloom, attorney, representing Robert Barbach, owner, is seeking the following variance(s) from the Village Zoning Code in connection with the subdivision application:

- **§575-71 A:** No single-family dwelling shall be constructed on or occupy an interior lot having a street frontage of less than 60 feet. The proposed plan does not satisfy the definition of street frontage, in that the plan uses a private street. A variance is required to grant relief to satisfy the street frontage requirement with the use of a private road.

The premises are also known as Section 1, Block 201, Lot(s) 46A, 46B and 57 on the Nassau County Land and Tax Map, and are located in the Residence B Zoning District.

- **Case No. 2497: 2 Willow Lane**

Paul Bloom, attorney, representing Morris Lavi for Estate Construction, is seeking site plan approval and the following variance(s) from the Village Zoning Code in connection with the application to construct a new single-family residence:

- **§575-80 A (1):** The maximum floor area allowed is 3,698.9 square feet. The proposed floor area is 4,061.3 square feet. A variance of 362.4 square feet is required.

The premises are also known as Section 1, Block 189, Lot(s) 35 on the Nassau County Land and Tax Map, and are located in the Residence C Zoning District.

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The next meeting of the Zoning Board of Appeals will be held on Thursday, November 1, 2018.