

PLEASE TAKE NOTICE THAT Northshore Millbrook, LLC has made an application to the Board of Trustees **for development incentives per Article XXXI and XXXII, site plan per Article XXV, a parking waiver per Section 575-155(B)(1)(A), a landscape buffer per Section 575-115.2, architectural review per Article XVIII and façade review per Article XXX** for a structure in the Residence E or Apartment District and/or the Middle Neck Road Multifamily Incentive Overlay District of the Village of Great Neck.

Brief Description of Proposed Project:

The prior approved plans added a third story to 1948 Garden Apartment Buildings, and proposed three (3) new Buildings; two 4-Story (North and South) Buildings and a one 2-Story Amenity (West) Building. The revised proposed plans eliminate the third story additions to the remaining Garden Apartments, maintaining them at the original 2-stories. The 4-Story North Building remains unchanged. The 4-Story South Building is now connected to the 3-Story South Amenity Building as a single structure. Furthermore, the prior approved plans incorporated an automated underground parking system. The revised proposed plans remove such parking system. Additionally, the applicant proposes nine (9) individual roof top amenity areas on the roof of the South Building and an increase of three of the proposed buildings by an additional three feet in height due to nature of construction and requests a parking waiver from the requirements of Section 575-155(B)(1)(A) and approval of the proposed landscape buffer per Section 575-115.2.

Premises Street Location: 240-250 Middle Neck Road

Owners Name: Northshore Millbrook LLC

Described on the Nassau County Land & Tax Map as:

Section 2 Block 354 Lot(s) 138

A public meeting will be held by the Board of Trustees on this application in accordance with the procedures described in Article XXV, Article XXXI, Article XXXII, Article XXX, and Article XVIII of the Village Code at the

**Village of Great Neck
Village Hall
767 Middle Neck Rd, Great Neck**

on June 4, 2024, at 7:30 P.M.

This notice is sent to you by mail in accordance with the provisions of the Code of the Village of Great Neck and Village Law of the State of New York.

The application and associated documentation are available for inspection, upon request, at Village Hall.