

INCORPORATED VILLAGE OF GREAT NECK
NOTICE OF PUBLIC HEARING
25 West Terrace Road (Section 2 /Block 289/ Lot 4)

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, April 3, 2025, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Ji Jing Yao, owner, represented by Juan Medina-Yan, architect, for the premises at 25 West Terrace Road in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application regarding the removal and replacement of a retaining wall:

1. **§Section 575-61 Accessory Building**

B. Unless otherwise provided in this article, accessory buildings or structures shall be located in the rear yard and shall be not less than 10 feet distant from the main building and not less than three feet distant from the rear and side lot lines.

Notwithstanding the foregoing, the Superintendent of Buildings may permit a retaining wall closer than such distances when, in the judgment of the Superintendent, adequate arrangements have been made to retain soil on the same lot in the event of a breach in the retaining wall and otherwise provide for the safety of persons and structures in the vicinity. A refusal of such permission by the Superintendent may be appealed to the Board of Trustees, which shall consider the advice of such licensed engineer as the Village may, from time to time, appoint for this purpose.

The retaining wall is in the front yard, whereas accessory structures must be in the rear yard. This is a pre-existing non-conforming condition. A variance is requested.

2. **§Section 575-169 Driveways**

E. No retaining wall related to a driveway shall exceed four feet in height, and no two retaining walls may be closer than three feet to one another, measured wall face to wall face.

The proposed retaining wall slopes from 6 feet-3 inches to 1 foot-4 inches respectfully from house to property line. A variance is requested.

The premises are also known as Section 2, Block 289, Lot 4 on the Nassau County Land and Tax Map, and are located in the Residence B Zoning District. A copy of the application material is available for review in the Village of Great Neck Building Department, Village Hall, during regular business hours.

BY ORDER OF THE BOARD OF APPEALS
OF THE VILLAGE OF GREAT NECK
DENNIS GROSSMAN, CHAIRMAN
March 20, 2025