

**INCORPORATED VILLAGE OF GREAT NECK
ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING
10 Old Tree Lane (Section 1/Block 142 /Lot(s) 99)**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, August 1, 2024, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Raymond and Sandra Mordekhai, owners, represented by Peter Nesfield, architect, for the premises 10 Old Tree Lane, in Great Neck. The applicants are seeking site plan approval and the following variance(s) from the Village Zoning Codes for an application for an addition:

1. §Section 575-56 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 25 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 per §575-56 is 30.69 feet as calculated by the surveyor, with the 5.5-foot permitted encroachment (per §575-59) is 25.19 feet, whereas proposed at the enclosed vestibule is 24.1 feet which is 1.09 feet less than required.

2. §Section 575-56 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 25 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 per §575-56 is 30.69 feet as calculated by the surveyor, with 5.5-foot permitted encroachment (§per 575-59) is 25.19 feet, whereas proposed at the porch is 19.9 feet which is 5.29 feet less than required.

The premises also known as Section 1, Block 142, Lot 99, on the Nassau County Land and Tax Map, and are in the Residence B 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
July 22, 2024