

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

**Agency: Board of Appeals
Village of Great Neck Estates
Date: October 18, 2018
Time: 8:00 p.m.
Place: Village Hall, 4 Atwater Plaza, Great Neck, New York**

Subject: Application of Bruce Spenadel, as architect, 525 Northern Boulevard, Great Neck, New York, as agent for Benjamin and Kimberly Soleimani, 27 Gateway Drive, Great Neck Estates, New York to construct a one story addition, two story additions and a front portico, which construction requires variances, as follows: (a) 230-8(G) in that the proposed aggregate side yard setback will be 28.9 feet at the first floor and 30.9 feet at the second floor, where a minimum of 42.2 feet is required; (b) 230-8(F) in that the rear yard setback to the addition will be 31.25 feet, where a minimum of 37.62 feet is required; (c) 230-21(A)(5) in that the front portico, which encroaches 5 feet into the required front yard setback is 11.67 feet wide, where a front portico projecting into a front yard setback is permitted to be no more than 9 feet in width; and (d) 230-61(B)(1) in that the construction increases the degree of existing non-conformity, where no such increase is permitted. Premises are designated as Section 2, Block 17, Lot 413 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matter.

This application is a Type II Matter under the State Environmental Quality Review Act, which requires no environmental review.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 4 Atwater Plaza, Great Neck Estates, New York, during regular business hours.

Dated: September 27, 2018

BY ORDER OF THE BOARD OF APPEALS

Stanley Fischer, Chair