

**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:** February 21, 2019  
**Time:** 8:00 p.m.  
**Place:** Village Hall, 4 Atwater Plaza, Great Neck, New York

**Subject:** Application of Mark Stumer, 14 Plaza Road, Greenvale, New York, as architect and agent for Adam and Aliza Karkowsky, 98 Myrtle Drive, Great Neck Estates, to construct additions including first and second story additions and an outdoor shower, relocate air conditioning condenser units, and maintain an existing patio, which require variances of the following Village Code sections: (a) 230-8(G), in that the (i) the outdoor shower will be setback 11.83 feet from the side property line, where a minimum of 15 feet is required, and will result in an aggregate side yard setback of 33.42 feet, where a minimum of 35 feet is required; and (ii) the air conditioner condenser units will have an aggregate side yard setback of 30.75 feet, where a minimum of 35 feet is required; (b) 230-8(I), in that the floor area will be 6,377 square feet, where a maximum of 6,105 square feet is permitted; (c) 230-39, in that the impervious surface coverage will be 6,322 square feet, where a maximum of 5,703 square feet is permitted; and (d) 230-61(B)(1), in that the construction alters an existing non-conformity, where no such alteration is permitted. Premises are designated as Section 2, Block 15, Lot 221 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: February 4, 2019

**BY ORDER OF THE BOARD OF APPEALS**

Stanley Fischer, Chair