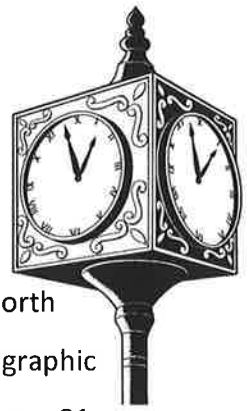


# Village of Great Neck Plaza, Inc.

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## NOTICE

The Village of Great Neck Plaza (“Village”) is located in Nassau County on the North Shore of Long Island. According to the 2010 U.S. Census, it had 6,707 residents. Its geographic area covers one-third of a square mile. It contains approximately 148 single-family homes, 91 multiple family apartment buildings, over 260 retail stores and service establishments, 40 office buildings, two hotels, a nursing home, two senior residential facilities and a LIRR train station. In 2018, the Village amended the provisions applicable to two of its zoning districts in order to incentivize the construction of affordable housing units.

The Village’s Residence T Zoning District (“RT District”), which contains approximately 10 parcels, allows the construction of multiple dwellings as-of-right. The geographic area of the RT District can be found on the Village Zoning Map (available on-line). The zoning regulations applicable to RT District are contained in Article VII of the Village Code (also available on-line). In August 2018, the Village adopted Local Law 3 of 2018 which authorized a conditional use permit for buildings setting aside 20% of their gross floor area (“GFA”) to affordable housing units – i.e., units leased to households having an income between 50% and 100% of the area medium income established by the U.S. Department of Housing and Urban Development (“HUD”) for the Nassau/Suffolk area, and with rents either less than 30% of the household income or in accordance with other levels established by HUD for affordable housing. For buildings that receive such a conditional permit, FAR would be increased to 1.35, maximum lot coverage would be increased to 50%, the minimum front yard requirement would be decreased, and a fourth floor (with a 5-foot setback) would be allowed.

The Village’s Residence D Zoning District (“RD District”), which contains approximately 68 parcels, also allows the construction of multiple dwellings as-of right. The geographic area of the RD District can be found on the Village Zoning Map (available on-line). The regulations applicable to this district are contained in Article VI of the Village Code (also available on-line). In August 2018, the Village adopted Local Law 4 of 2018, which authorized a conditional use

permit for buildings in the RD District setting aside 20% of their GFA for affordable housing units. The income limits and rent levels for such affordable housing are the same as those described above for the RT District. For buildings that receive such a conditional permit, FAR would be increased to 2.0, maximum lot coverage would be increased to 55%, and a fourth floor (with a 5-foot set back) would be allowed.

The Village is committed to assisting in various ways any developers which are interested in the construction of affordable housing units in the RT and RD Districts, including support for qualified applications for governmental financial assistance that may be available for the construction of such affordable housing. There are currently three parcels of underdeveloped and/or vacant land within the RT and RD Zoning Districts which could possibly be developed with affordable housing. They are: (1) the St. Paul's Church Complex, on the south side of Grace Avenue between St. Paul's Place and Gilcrest Road in the RT District; (2) the Great Neck Park District parking lot site, north of the Long Island Rail Road right-of-way, between Canterbury Road and St. Paul's Place, in the RT District; and (3) 23 Bond Street, an interior lot on the east side of Bond Street between Grace Avenue and Stoner Avenue, currently in use as a medical building, in the RD District.

More detailed information about the requirements and parameters of this bonus program are available in Sections 225-42A and 225-50.3 of the Village Code (available on-line). If you are interested in possibly developing multiple dwellings within the RT and RD Zoning Districts that contain affordable housing units, please contact Mayor Jean Celender at 516-482-4500 or [mayorjean@greatneckplaza.net](mailto:mayorjean@greatneckplaza.net).