

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 square mile. It contains 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.

The Village’s C-2 Zoning District, which contains approximately 25 parcels, allows the construction of multiple dwellings as-of-right. The geographic area of the C-2 Zoning District can be found on the Village Map (available on-line) and the zoning regulations applicable to this district are contained in Article X of Chapter 225 of the Village Code (also available on-line). As a general matter, multiple dwellings in this district must have an FAR of 1.25 or less; cannot exceed 50% lot coverage; and cannot exceed 40 feet in height. A zoning bonus is available in the C-2 District for the construction of on-site affordable housing units --- *i.e.* units which will be leased to households for a rent not exceeding 30% of the household’s annual gross income and which may be rented by households earning from 50% to 100% of the median household income of the Nassau-Suffolk New York HUD Metro FMR Area (with adjustments for household size). This zoning bonus will permit a 20% increase in the otherwise-applicable FAR, and may also permit modifications to the otherwise-applicable height, lot coverage and minimum yard set back requirements. The Village is committed to assisting in various ways any developers which are interested in the construction of such

affordable housing units, including support for qualified applications for governmental financial assistance that may be available for the construction of such affordable housing.

There are currently 6 parcels of underdeveloped and/or vacant land within the C-2 Zoning District which could possibly be developed with affordable housing. They are located at 175 Great Neck Road (currently improved with an office building); 185 Great Neck Road (currently improved with an office building); 235 Great Neck Road (currently improved with an office building); 239 Great Neck Road (currently improved with an office building); 102 Cutter Mill Road (a vacant parcel that was formerly an indoor tennis facility); and 110 Cutter Mill Road (currently the location of a dry-cleaner facility and a former Superfund site). More detailed information about the requirements and parameters of this bonus program are available in Sections 225-83.6 to 225-83.19 of the Village Code (available on-line). If you are interested in possibly developing multiple dwellings within the C-2 Zoning District that contain affordable housing units, please contact Mayor Jean Celender at 516-482-4500 or mayorjean@greatneckplaza.net.