VILLAGE OF GREAT NECK
ZONING BOARD OF APPEALS
November 5, 2026
Agenda

I. CONTINUED CASES

A. • Case No. 2619: 7 Morris Lane-Resolution Vote
B. • Case No. 2620: 65 Hampshire Road-Resolution Vote
C. • Case No. 2597: 49 Old Pond Road-Adjourned to Dec 3, 2026
D. • Case No. 2611: 24 Bentley Road-Adjourned to December 3, 2026

II. NEW CASES

A. Case No. 2621: 17 Helen Lane
B. Case No. 2622: 46 Croyden Avenue
C. Case No. 2623: 50 Beach Road-Adjourned to December 3, 2026
D. Case No. 2624: 36 Elliot Road-Adjourned to December 3, 2026

III. NEXT MEETING DATE

A. The Next Meeting will be Thursday, December 3, 2026, at 7:30PM

ITEM TITLE:

• Case No. 2619: 7 Morris Lane-Resolution Vote

ITEM TITLE:

• Case No. 2620: 65 Hampshire Road-Resolution Vote

ITEM TITLE:

• Case No. 2597: 49 Old Pond Road-Adjourned to Dec 3, 2026

ITEM TITLE:

• Case No. 2611: 24 Bentley Road-Adjourned to December 3, 2026

ITEM TITLE:

Case No. 2621: 17 Helen Lane

SUBJECT:

Application of Avraham Tal, owner, represented by Edna Guilor, architect, for the premises at 17 Helen Lane in Great Neck. The applicant is seeking site plan approval and the following variance(s) from the Village Zoning Codes for an application to construct a new house:

1. § 575-79 Population Density and Street Frontage

A. No single-family dwelling shall be constructed on or occupy an interior lot having an area of less than 5,000 square feet or having a street frontage of less than 50 feet.

This application is on an interior lot having a street frontage plane of 40 feet. A variance of 10 feet is requested. This is an existing non-conforming lot.

2. § 575- 79 Population Density and Street Frontage

A. No single-family dwelling shall be constructed on or occupy an interior lot having an area of less than 5,000 square feet or having a street frontage of less than 50 feet.

This application is on an interior lot having an area in land of 4,733.60 SF, whereas 5,000 SF is required. A variance of 266.40 SF is requested. This is an existing non-conforming lot.

3. § 575- 85 Side Yards

A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building. The aggregate width of the two side yards shall not be less than 15 feet, plus 1/2 of the width of the lot in excess of 50 feet. No side yard shall have a width of less than six feet, plus 2/5 of that portion of the minimum required aggregate width of both side yards in excess of 15 feet. Where practical the wider of the two side yards shall be placed adjacent to the narrower of the side yards of an adjoining lot or lots.

The existing non-conforming aggregate width is 14.8 feet, whereas the minimum requirement is 15 feet. A variance of 0.2 feet is requested.

4. § 575- 85 Side Yards

A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building. The aggregate width of the two side yards shall not be less than 15 feet, plus 1/2 of the width of the lot in excess of 50 feet. No side yard shall have a width of less than six feet, plus 2/5 of that portion of the minimum required aggregate width of both side yards in excess of 15 feet. Where practical the wider of the two side yards shall be placed adjacent to the narrower of the side yards of an adjoining lot or lots.

The South side yard is 11.9 feet and North side yard is 3.0 feet. The North side yard is 3.1 feet less than the 6.0 feet required.

5. § 575-155 Parking in Residence Districts

J. Single-family, two-family, and three-family detached dwellings.

REQUIRED PARKING
[2] One vehicle for the second and one additional vehicle for every additional room which could be used as a bedroom (for example, five bedrooms would require four parking spaces);
A waiver of 1 vehicle space respecting the 9 foot x 19 foot per unit parking space size requirement is requested. Relief is also requested as to an encroachment of <3 feet into the 9 foot x 19 foot unit off-street parking space size requirement.

6. § 575-170.2 Outdoor Compressors
B. Location. Outdoor compressors used in connection with air-conditioning systems shall be located in the rear yard immediately adjacent to the rear wall of the residence and at least 20 feet from any property line.
The proposed location for the compressors is 13 feet-9 inches from the South side yard setback, whereas 20 feet is required. A variance of 6 feet-3 inches is requested.

The premises also known as Section 1, Block 128, Lot 45 on the Nassau County Land and Tax Map, and are located in the Residence C Zoning District.

ITEM TITLE:

Case No. 2622: 46 Croyden Avenue

SUBJECT:

Application of Diana Rubin, owner, represented by Galina Kalininskaya, for the premises at 46 Croyden Avenue in Great Neck. The applicant is seeking site plan approval and the following variance(s) from the Village Zoning Codes for an application regarding a new two-story single-family dwelling with detached one-car garage:

1. § 575-80 Building Area and Floor Area Ratio

A. For single-family dwelling use, the building area shall not exceed 35% of the lot area and, subject to any modifications required by § 575-167 of this chapter.

The proposed Building Area Percentage is 36% (1,983.50 SF), whereas 35% (1,925.00 SF) is permitted. A variance of 1% (58.5 SF) is requested.

2. § 575-80 Building Area and Floor Area Ratio

A. (1) On interior lots: 0.50 of the first 5,000 square feet of lot area; 0.20 of the lot area in excess of the first 5,000 square feet which is less than 100 feet from the street on which the lot abuts; and 0.10 of the lot area in excess of the first 5,000 square feet which is farther than 100 feet from said street. To the extent required, all of the area of the lot within 100 feet of the street on which the lot abuts must be included in the calculation of the first 5,000 square feet of lot area.

The proposed FAR is 3,335.70 SF whereas 2,600.00 SF is permitted. A Variance of 735.70 SF is requested.

The premises also known as Section 1, Block 62, Lot(s) 104 on the Nassau County Land and Tax Map and are located in the Residence C Zoning District.

ITEM TITLE:

Case No. 2623: 50 Beach Road-Adjourned to December 3, 2026

SUBJECT:

Application of Arash Ebrahim Hakkak, owner, represented by Isaac Reihanian, for the premises at 50 Beach Road in Great Neck. The applicant is seeking site plan approval and the following variance(s) from the Village Zoning Codes for an application regarding a new single-family dwelling with detached oversized one-car garage, inground pool and cabana:

1. § 575-80 Building Area and Floor Area Ratio

A. (1) On interior lots: 0.50 of the first 5,000 square feet of lot area; 0.20 of the lot area in excess of the first 5,000 square feet which is less than 100 feet from the street on which the lot abuts; and 0.10 of the lot area in excess of the first 5,000 square feet which is farther than 100 feet from said street. To the extent required, all of the area of the lot within 100 feet of the street on which the lot abuts must be included in the calculation of the first 5,000 square feet of lot area.

The proposed FAR is 4,137.90 SF whereas 3,249.50 SF is permitted. A Variance of 888.40 SF is requested.

2. § 575-85 Side Yards

A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building. The aggregate width of the two side yards shall not be less than 15 feet, plus 1/2 of the width of the lot in excess of 50 feet. No side yard shall have a width of less than six feet, plus 2/5 of that portion of the minimum required aggregate width of both side yards in excess of 15 feet. Where practical the wider of the two side yards shall be placed adjacent to the narrower of the side yards of an adjoining lot or lots.

The East side yard is 5 feet, whereas 6 feet is required. A Variance of 1 foot is requested.

3. § 575-88 Accessory Structures

B Retaining walls shall not extend above the ground that they support.

The retaining walls along the East and West Property Lines are within 3 feet from said Property Line(s). There is a topography change of greater than 8 feet throughout the site from North to South.

4. § 575-153 Accessory Swimming Pools

B. (3). No part of the pool, its deck or appurtenances shall be located less than 20 feet from any lot line of the premises or 40 feet from any residential building on any adjoining lot.

The proposed pool is 10 feet from the East Property Line and the surrounding patio is 5 feet from the East Property Line. A Variance of 10 feet from the East Property Line for the Pool is Requested. A Variance of 15 feet from the East Property Line for the Pools Appurtenances is Requested.

5. **§575-170.2** ***Outdoor Compressors***

B. Outdoor compressors used in connection with air-conditioning systems shall be located in the rear yard immediately adjacent to the rear wall of the residence and at least 20 feet from any property line.
The 3 HVAC condenser(s) for the residence on a concrete service pad in straight-line formation proposed area located 5 feet from the East side yard property line as per the Site Plans submitted. A variance of 15 feet is requested.

6. **§575-170.3,** ***Electric Generators***
D. Location. Electric generators shall be located in the rear yard, immediately adjacent to the rear wall of the dwelling and at least 20 feet from any property line.
The proposed generator is located 5 feet from the East side yard property line adjacent to the pool, in straight line formation with the HVAC unit(s), and retaining wall on masonry patio as per the Site Plans submitted. A variance of 15 feet is requested.

The premises also known as Section 1, Block 99, Lot(s) 356 on the Nassau County Land and Tax Map and are located in the Residence C Zoning District.

ITEM TITLE:

Case No. 2624: 36 Elliot Road-Adjourned to December 3, 2026

SUBJECT:

Application of Matthew and Lauren Hoffman, owners, represented by John P. Cuhna, architect, for the premises at 36 Elliot Road in Great Neck. The applicant is seeking site plan approval and the following variance(s) from the Village Zoning Codes for a proposed two-story addition:

1. § 575-56 Front Yards

All lots shall have at least one front yard. 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 front yard is 35 feet-2 inches. This condition is existing, non-conforming and a variance is requested.**

2. § 575-57 Side Yards

On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building. The aggregate width of the two side yards shall not be less than 20 feet, plus 1/2 of the width of the lot in excess of 60 feet. No side yard shall have a width of less than eight feet, plus 2/5 of that portion of the minimum required aggregate width of both side yards in excess of 20 feet. Where practical, the wider of the two side yards shall be placed adjacent to the narrower of the side yards of an adjoining lot or lots. **On the East side of the Residence 10 feet is required whereas 8 feet-4 inches is proposed. A variance of 1 foot-8 inches is requested. On the West side of the Residence 15 feet is required whereas 16 feet-5 ¾ inches is existing which is 1 foot-5 ¾ inches greater than the required setback. The total existing is 24 feet-9 ¾ inches, whereas 25 feet is required.**

3. §575-170.2 Outdoor Compressors

Any mechanical work to be sought and reflecting permit requirements from previous inspection results; #14269. Confirmation is needed from the Mechanical Contractor and Architect of Record if the outdoor compressors are needed._

The premises known as Section 2, Block 173, Lots 109 on the Nassau County Land and Tax Map, and are located in the Residence B Zoning District.

ITEM TITLE:

The Next Meeting will be Thursday, December 3, 2026, at 7:30PM