

# ***VILLAGE OF GREAT NECK ESTATES***

## **Zoning Board of Appeals**

### **Agenda**

**Thursday  
September 21, 2023  
8:00pm**

#### **Case #**

#### **Address**

**#1-2023**

**Kerendian**

**12 Jordan Drive**

**To maintain pool, patios,  
driveway and artificial grass**

**#2-2023**

**Hillcrest Developers LLC**

**13 Hillcrest Drive**

**Inground Swimming Pool**

**#4-2023**

**Ashourzadeh**

**35 Laurel Drive**

**Inground Swimming Pool**

## NOTICE

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

Agency: Board of Appeals  
Village of Great Neck Estates  
Date: July 20, 2023  
Time: 8:00 p.m.  
Place: Village Hall, 4 Atwater Plaza, Great Neck, New York

Subject: Application of Jonathan Kerendian, 12 Jordan Drive, Great Neck Estates, New York, to (a) maintain a pool, patios and a driveway, which requires variances of the following Village Code sections: (i) 230-7(F), in that the pool is 18.7 feet from the rear property line, where a minimum setback of 35.66 feet is required, (ii) 230-7(F), in that the patio is 17.4 feet and 24.1 feet from the rear property line, where a minimum setback of 35.66 feet is required, (iii) 230-39, in that the impervious surface coverage is 10,055 square feet, where a maximum of 7,343.44 square feet is permitted and there exists a lawful non-conforming coverage of 9,636 square feet, and (iv) 230-61(B)(1), in that the construction exacerbates and increases the degree of existing non-conformity, where no such increase is permitted; and (b) maintain artificial grass in a sunken garden area, where Village Code §§167-54(E)(7) and 167-54(I) require that all areas from which topsoil has been removed be prepared in a loose seed bed, limed and fertilized with a mix of Timothy, Kentucky blue grass, Redtop, Perennial ryegrass, Alsike clover and Wild white clover. Premises are designated as Section 21, Block 103, Lot 156 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 matters.

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: June 15, 2023

BY ORDER OF THE BOARD OF APPEALS

Jerry Siegelman, Chair

## NOTICE

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

Agency: Board of Appeals  
Village of Great Neck Estates  
Date: September 21, 2023  
Time: 8:00 p.m.  
Place: Village Hall, 4 Atwater Plaza, Great Neck, New York

Subject: Application of Hillcrest Developers LLC, 13 Hillcrest Drive, Great Neck Estates, New York, to construct a pool, which construction requires variances of the following Village Code sections: (a) 230-8(D), to permit a building area of 3,170.31 square feet, where a maximum of 2,932.5 square feet is permitted, (b) 230-8(F) to permit a rear yard setback of 12 feet, where a minimum of 40.2 feet is required, and (c) 230-39, to permit impervious surface coverage of 5,271.99 square feet, where a maximum of 4,732.54 square feet is permitted. Premises are designated as Section 2, Block 130, Lot 114 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 matters.

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: August 2, 2023

BY ORDER OF THE BOARD OF APPEALS

Jerry Siegelman, Chair

## NOTICE

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

Agency: Board of Appeals  
Village of Great Neck Estates  
Date: September 21, 2023  
Time: 8:00 p.m.  
Place: Village Hall, 4 Atwater Plaza, Great Neck, New York

Subject: Application of Philip Sutter, 3300-34 Park Avenue, Wantagh, New York, as agent for Manouchehr and Rita Ashourzadeh, 35 Laurel Drive, Great Neck Estates, New York, to construct a swimming pool, pergola, barbecue and patio, which construction requires variances of the following Village Code sections: (a) 230-7(F) and 230-30, to permit the pool walkway to be 25 feet from the rear property line, where a minimum setback of 30 feet is required, (b) 230-7(F), to permit the fire pit, pizza oven, sink and barbecue on the raised patio to be 20.01 feet from the rear property line, where a minimum setback of 30 feet is required, and (c) 230-39, to permit impervious surface coverage of 11,178.37 square feet, where a maximum of 8,960 square feet is permitted. Premises are designated as Section 2, Block 374, Lot 22 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 matters.

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: August 2, 2023

BY ORDER OF THE BOARD OF APPEALS

Jerry Siegelman, Chair