

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one:)

of GREAT NECK

Local Law No. 2 of the year 2024

A local law TO AMEND CHAPTER 575 OF THE VILLAGE CODE
(Insert Title)
CONCERNING MIDDLE NECK ROAD MULTI FAMILY INCENTIVE OVERLAY DISTRICT

Be it enacted by the BOARD OF TRUSTEE of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of GREAT NECK as follows:

SEE ATTACHED

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 2024 of the ~~(County)(City)(Town)~~(Village) of GREAT NECK was duly passed by the BOARD OF TRUSTEES on AUGUST 1 2023, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 3/5/24

(Seal)

Bill No. 2 of 2024

**INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES**

Local Law No. 2 of 2024

A LOCAL LAW TO AMEND CHAPTER
575 OF THE VILLAGE CODE
CONCERNING MIDDLE NECK ROAD
MULTIFAMILY INCENTIVE OVERLAY
DISTRICT

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck,
as follows:

Section 1. Chapter 575 of the Village Code, entitled “Limitations on incentives,” is hereby
amended as follows:

§ 575-288 Limitations on Incentives.

No incentive shall be granted for an attached townhome or a multifamily dwelling in
contravention of any of the following:

- A. The maximum height for a townhome shall not exceed 30 feet or 22 feet at the eaves.
- B. No townhome building shall contain more than six townhomes.
- C. The maximum length of a townhome building shall not exceed 204 feet.
- D. No horizontal plane of any façade of a townhome building shall exceed 88 feet without a
change or break in said plane of at least 10 feet.
- E. The maximum height for a multifamily dwelling shall not exceed four stories or 42 feet
with an area on the roof for recreational use by the tenants of the dwelling (a roof deck).
Notwithstanding the foregoing, the presence of uninhabitable stories consisting solely of
parking lots, lobby areas (and associated amenities) and/or Building Core shall permit a
maximum height of five stories or 55 feet, provided that the fifth story is setback from the
street at least five feet. If a roof deck is permitted, it shall be limited to the following
restrictions:
 - (1) The roof deck shall not exceed 50% of the roof area.
 - (2) The use of the roof deck shall be limited to the residents of the building and their
guests.

(3) There shall be no barbequing or other cooking on the roof deck.

(4) There shall be no lights, permanent or temporary, on the roof deck other than as approved on the site plan.

(5) The roof deck may be used for communal use associated with individual units in the building.

(6) The roof deck shall have only one lobby, whether for an elevator, a staircase, or both, which shall not exceed an area of 100 square feet. The area of the elevator and/or staircase shall not be considered as part of the lobby for the purpose of calculating the one-hundred-square foot limitation. If not for communal use, access shall be by a bulkhead for each unit immediately below, whether for an elevator, a staircase, or both, that leads directly, without lobby, onto the roof surface.

F. The maximum density for a multifamily dwelling shall not exceed 48 dwellings per acre.

G. The minimum front yard shall be 10 feet from the property line and 15 feet from the curb. No incentive shall be given that reduces the ten-foot setback from the property line unless there is a sufficient area of not less than 10 feet between the building and the sidewalk for a landscape buffer (which may be in whole or in part on Village property and which will be landscaped and maintained by the property owner).

Section 2. This local law shall take effect immediately upon filing with the Office of the Secretary of State.