

STATE OF NEW YORK  
**DEPARTMENT OF STATE**  
ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NY 12231-0001  
HTTPS://DOS.NY.GOV

KATHY HOCHUL  
GOVERNOR  
ROBERT J. RODRIGUEZ  
SECRETARY OF STATE

RECEIVED  
VILLAGE OF GREAT NECK  
2024 MAY -2 P 12:13

April 29, 2024

Village of Great Neck  
767 Middle Neck Road  
Great Neck, NY 11024

**RE: Village of Great Neck, Local Law 4 2024, filed on 4/25/2024**

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, [www.dos.ny.gov](http://www.dos.ny.gov).

Sincerely,  
State Records and Law Bureau  
(518) 473-2492



# 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.)

9489 0090 0027 6520 4704 35

of GREAT NECK

Local Law No. 4 of the year 20 24

A local law TO AMEND CHAPTER 575 OF THE VILLAGE CODE  
(Insert Title)  
CONCERNING MIDDLE NECK ROAD MULTIFAMILY INCENTIVE OVERLAY DISTRICT,  
STEAMBOAT ROAD TOWNHOME REDEVELOPMENT DISTRICT, AND  
THE RESIDENCE G OR WATERFRONT RESIDENTIAL DISTRICT

Be it enacted by the BOARD OF TRUSTEES 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. 4 of 2024 of the ~~(County)(City)(Town)~~(Village) of GREAT NECK was duly passed by the BOARD OF TRUSTEES on APRIL 2 2024, 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) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 2024, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

**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) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
*(Name of Legislative Body)*  
*(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) (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.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

\* 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.)**

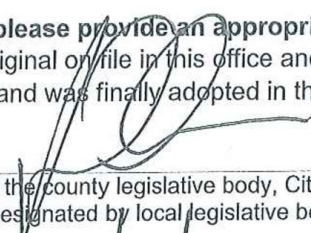
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority 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: 4/17/24

(Seal)

INCORPORATED VILLAGE OF GREAT NECK  
BOARD OF TRUSTEES

Local Law No. 4 of 2024

A LOCAL LAW TO AMEND CHAPTER  
575 OF THE VILLAGE CODE  
CONCERNING MIDDLE NECK ROAD  
MULTIFAMILY INCENTIVE OVERLAY  
DISTRICT, STEAMBOAT ROAD  
TOWNHOME REDEVELOPMENT  
DISTRICT AND THE RESIDENCE G OR  
WATERFRONT RESIDENTIAL  
DISTRICT

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

**Section 1.** Section 288 of Chapter 575 of the Village Code, entitled “Limitations on incentives,”  
in Article XXXII, the Middle Neck Road Multifamily Incentive Overlay District, is hereby  
amended as follows (strikethrough indicates deleted language and bold/underlined indicates added  
language):

**§ 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 has sufficient setbacks as required by the Board of Trustees. 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).
- H. Notwithstanding the foregoing, the Board of Trustees, shall have the authority to grant an incentive, modifying dimensional requirements set forth herein, where, in the sole discretion of the Board of Trustees, such modification is determined to be in the interest of superior design and is otherwise found to be in the best interests of the Village.

**Section 2.** Section 319.1 of Chapter 575 of the Village Code, entitled "Limitations on incentives," in Article XXXIII, the Steamboat Road Townhome Redevelopment Incentive Overlay, is hereby amended as follows (strikethrough indicates deleted language and bold/underlined indicates added language):

**§ 575-319.1 Limitations on Incentives.**

- A. The Board of Trustees may approve adjustments to any zoning restrictions set forth

in this article, other than as to use, where, in the sole discretion of the Board of Trustees, such modification is determined to be in the interest of superior design and is otherwise found to be in the best interests of the Village.

**Section 3.** Section 336 of Chapter 575 of the Village Code, entitled "Incentive requirements," in Article XXXIV, the Residence G or Waterfront District, is hereby amended as follows (strikethrough indicates deleted language and bold/underlined indicates added language):

**§ 575-336. Incentive requirements.**

A. Incentives.

- (1) Density bonus for community benefits or amenities. In recognition of the opportunities to a) provide for physical amenities that benefit the Village, such as a new Village Hall, to accommodate and serve the needs of the influx of new residents who will be residing in the new development; b) revitalize and energize the Middle Neck Road corridor to better provide the residents with local businesses for their daily needs and to provide a more stable tax base; c) revitalize and energize the East Shore Road corridor; and/or d) provide such other community benefits or amenities as the Board of Trustees may, from time to time by resolution, find appropriate, where an applicant proposes significant improvements to the physical amenities of the Village, to revitalize and energize the Middle Neck Road and/or East Shore Road Corridors, and/or other community benefits or amenities as the Board of Trustees may, from time to time by resolution, find appropriate, that meet the criteria herein, the Board of Trustees may approve:
  - (a) A reduction in the minimum lot area per unit to as few as 850 square feet of lot area;
  - (b) An occupied roof terrace;
  - (c) Stairwells and elevator bulkheads serving an occupied roof terrace exceeding 12 feet, but not exceeding 22 feet in vertical distance from base to highest point;
  - (d) A height exceeding 62 feet, but not exceeding 70 feet;
  - (e) An elevation exceeding 68 feet, but not exceeding to 80 feet; and/or
  - (f) Notwithstanding the foregoing, the Board of Trustees, shall have the authority to grant an incentive, modifying dimensional requirements set forth herein, where, in the sole discretion of the Board of Trustees, such modification is determined to be in the interest of superior design and is otherwise found to be in the best interests of the Village.
- (2) In determining whether or not to grant the density bonus or adjustment, the Board of Trustees shall consider the following:
  - (a) The extent and dollar value of the community benefit or amenity;
  - (b) The public costs that would otherwise be required to effect the same

improvements; and

(c) The improvement to the Village from the proposed improvements.

B. (Reserved)

C. Intent and example. As an example of how the incentive provided in this section would be calculated in accordance with the workforce housing provisions of General Municipal Law § 699-b, if the maximum incentives were granted pursuant to this section and § 699-b, based upon a lot area of 148,000 square feet, the incentives would result in the following:

(1) Lot area: 148,000 square feet.

(2) As of right:

(a) One unit/950 square feet: 155 units.

(b) With General Municipal Law ten-percent workforce housing incentive (15 affordable workforce housing units): 170 units.

(3) Section 575-336 incentive:

(a) One unit/850 square feet: 174 units.

(b) With General Municipal Law ten-percent workforce housing incentive (17 affordable workforce housing units): 191 units.

D. Incentive procedures. Applications seeking increased density or modification of dimensional standards as part of this district's incentive zoning framework shall comply with the procedural requirements outlined in Article XXXI.

**Section 4.** This local law is determined to be a TYPE II action under the NY State Environmental Quality Review Act ("SEQRA").

**Section 5.** This local law shall take effect immediately upon filing with the Office of the Secretary of State.