

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 Plaza

Local Law No. 2 of the year 2021

A local law

(Select Year)

amending certain zoning provisions set forth in Sections 225-66, 225-67
and 225-70 of the Village Code regulating mixed-use developments in the
Business District.

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Great Neck Plaza

as follows:

I. INTENT

The Board of Trustees previously adopted Local Law 1 of 2011 amending the Village Code to permit mixed-use buildings containing residential units in the Business District. Now, since several mixed-use developments have been constructed and /or approved after the adoption of Local Law 1 of 2011, enabling the Board to evaluate such developments and their effect on the Village, the Board of Trustees finds that it will benefit the health, welfare and safety of the Village and its residents to enact the following amendments to certain provisions regulating the future construction of such developments.

II. AMENDMENTS

A. Section 225-66 (A)(3)(b) of the Village Code is hereby amended to state as follows:

“(b) Regardless of the total gross floor area contained in a mixed-use building, no mixed-use building may exceed 44 feet in height and four stories, except that portions of the building above 44 feet may be used for architectural features such as parapets and roofs, provided that any height above 44 feet shall not be used as part of any residential space.”

B. Section 225-66 (A) (3) of the Village Code is hereby amended by adding thereto a subsection (g) which shall state as follows:

“(g) In exchange for the increased density permitted by this additional height, a mixed-use building containing five or more residential units shall set aside at least ten percent of such units as affordable housing units, as mandated by the Long Island Workforce Housing Act (NYS General Municipal Law, Article 16-A.)”

C. Section 225-67 (B) of the Villager Code is hereby amended to provide as follows:

“B. No new building shall occupy more than 65% of the area of the lot.”

D. Section 225-70 of the Village Code is hereby amended to provide as follows:

“The Board of Trustees shall have the power to establish a minimum side yard requirement for all mixed-use buildings in the amount it determines to be suitable based upon the nature of the plot and building and/or the character and design of surrounding uses and buildings.”

III. SEVERABILITY

The invalidity of any section or provision of this Local Law shall not affect any other provision or section of this Local law which can be given effect without such invalid part or parts.

IV. EFFECTIVE DATE

This Local Law shall become effective immediately as provided in the Municipal Home Rule Law upon being filed in the Office of the Secretary of State.

(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. _____ of 20____ of the ~~(County)(City)(Town)~~(Village) of Great Neck Plaza was duly passed by the Board of Trustees on _____ 20____, 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 _____ 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 _____ 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 _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local *(Elective Chief Executive Officer*)* 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: _____

(Seal)

State of New York
County of Nassau

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that
all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Signature: _____

Title: Village Attorney

Village of: Great Neck Plaza

Date: _____