

**Village of Great Neck Plaza**  
Building Department  
2 Gussack Plaza, Great Neck, New York 11021  
516-482-4500 Fax: 516-482-3503

## **Notice of Disapproval** (ZBA)

**Date: July 21, 2025 (Revised from the 4/8/25 NOD)**

**Owner's Name: Manny Ashourzadeh**

**Owner's Address: 130 Cutter Mill Road, Great Neck, NY, 11021**

**Applicant's Name: Mark Stumer**

**Applicant's Address: 14 Plaza Road, Greenvale, NY 11548**

**Re: Sec: 2 Block: 376 Lot(s): 4 & 5  
130 Cutter Mill Road, Great Neck, New York**

**Zone: C-2**

**Description of work: The applicant is seeking to construct an elevated, 3 story gymnasium/basketball court in the parking lot for the use of the school's students. The height of the building taken from the grade of the parking lot will be 3 stories totaling 45'6" where the maximum Village Code allows is 2 stories with a maximum height of 25 feet. The total parking requirements for the gym, the school and the temple combined are 136 parking spaces where 65 spaces are provided. The onsite parking is currently deficient and the existing parking spaces will decrease by another 11 parking spaces for the piers of the new building. The rear staircase from the 2<sup>nd</sup> floor encroaches into the north/east side yard, 20' is the minimum, 7" is provided.**

**PLEASE TAKE NOTICE that your application for a permit has been disapproved as contrary to the Code of the Village of Great Neck Plaza as follows: Violation(s):**

**1) Section: 225-86: Schedule of off-street parking space requirements.**

**2) Section: 225-78F.: Coverage; height.**

**F. No building containing a conditional use other than a hotel specialized senior housing facility may exceed two stories or 25 feet in height.**

**3) Section: 225-79B.C.: Yard space.**

**B. Rear yard. An apartment building and a building containing a conditional use shall have a rear yard which shall be a minimum of 20 feet.**

**C. Side yards. Multiple dwellings and buildings containing a conditional use shall have two side yards, each of which shall be a minimum of 20 feet wide.**

**Seeking Variance for:**

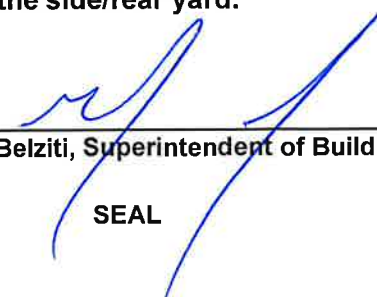
**20'6" for the height of the building.**

**19'5" for the rear north/east staircase into the side/rear yard.**

**1 story.**

**71 parking spaces.**

**Building Official:**

  
Richard Belziti, Superintendent of Building

**SEAL**