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May 4, 2023 - revised

**Via First Class Mail and Email: obyrnep@greatneckplaza.net**

Mayor Ted Rosen  
Village of Great Neck Plaza  
2 Gussack Plaza  
Great Neck, NY 11022-0440

Re: Proposed Development of 15 Barstow Road (aka 26 Linden Place) Great Neck Plaza, NY 11021 (SBL: 2/83/17, 19, 20, 22) ("Property")

Dear Mayor Rosen and Trustees of the Village of Great Neck Plaza,

Our firm represents the Applicant Barstow Great Neck, LLC (the "Applicant") and Owners, JS Barstow LLC, ES Barstow LLC, SB Barstow LLC, SM Barstow LLC, and NN Barstow LLC (collectively, the "Owner"), in connection with the proposed development of 15 Barstow Road aka 26 Linden Place, Great Neck Plaza, NY 11021 (the "Property"). The Applicant seeks to construct four-story mixed-use building with 57 residential units and retail space (the "Proposed Development"). Enclosed are a copy of the plans prepared by C3D Architecture PLLC.

Applicant has met with Village Building Superintendent, Richard Belziti, and Village Attorney, Richard Gabriele, regarding the necessary approvals for the Proposed Development, as well as appearing before the Village Board of Trustees (the "Board"). Applicant has redesigned its plans, taking into consideration the Board's comments and concerns. The Proposed Development is appropriate for the Property and the existing, surrounding buildings.

There are unique circumstances associated with the Property, specifically with the grade and topography. This particular condition impacts how the mean grade and curb level is determined. The Proposed Development has been designed to minimize this grade differential and its impacts on the surrounding properties. Additional setbacks on the upper levels of the building have been created. Further, due to this elevation differential, the retail space, though on grade, is calculated to be below mean curb level of Barstow Road. is below the mean curb level.

Notwithstanding the grade differential issues with the Property, the Proposed Development will substantially comply with the Business B conditional use zoning regulations for residential apartments, which govern the Property. Applicant will require variances for maximum height of approximately five feet, due to the severe difference in elevation between the two entrances of the building, and maximum gross floor area, due to the gross floor area of the existing structure. It should be noted, the Proposed Development complies 100% with the Village parking requirements.

Applicant requests a formal hearing and presentation to Board of Trustees at its meeting on May 17 to seek site plan approval, a conditional use permit, and SEQRA determination for development of the Property.

Sincerely,

  
Paul J. Bloom

CC vi Email:

Richard Belziti, belziti@greatneckplaza.net

Richard Gabriele, richardgabriele@gmail.com