

# VILLAGE OF GREAT NECK ESTATES

## Zoning Board of Appeals

### Agenda

**Thursday**

**April 18, 2024**

**8:00pm**

**Case #**

**Address**

**#12-2021**

**Eliot & Barrie Peyser**  
Peter Nesfield, Architect

**8 Chestnut Dr**

**Extension Request**

**#2-2015 & #3-2015**

**Ohr 26 LLC (lot 227)**

**Jian Ren Chen & Jamie Huang, new owners (lot 226)**  
**Riu Xu and Qin Duan, previous owners (lot 226)**  
Peter Nesfield, Architect

**96 Ash Dr**

**Extension Request**

**#1-2024**

**Nisha and Rajiv Yadlapalli**  
Harras Bloom & Archer, LLP  
Richard Ignatow, Landscape Architect

**31 Mirrielees Circle**

**Swimming Pool and  
wood deck**

NOTICE

PLEASE TAKE NOTICE that a meeting will be held as to the following matter:

Agency: Board of Appeals  
Village of Great Neck Estates  
Date: April 18, 2024  
Time: 8:00 p.m.  
Place: Village Hall, 4 Atwater Plaza, Great Neck, New York

Subject: (Case #1-2024) Application of Nisha and Rajiv Yadlapalli, 31 Mirrielees Circle, Great Neck Estates, New York, to construct a swimming pool and wood deck, which construction requires variances of the following Village Code sections: (a) 230-8(F) and 230-30, to permit the pool to be 30 feet and the pool surround 23 feet from the rear property line, where a minimum of 48 feet is required, (b) 230-8(G), to permit an aggregate side yard setback of 30 feet, where a minimum setback of 35 feet is required, and (c) 230-39, to permit an impervious surface coverage of 7,056 square feet, where a maximum of 6,654 square feet is permitted. Premises are designated as Section 2, Block 4, Lots 110 and 115 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 4 Atwater Plaza, Great Neck Estates, New York, during regular business hours.

Dated: March 27, 2024

BY ORDER OF THE BOARD OF APPEALS

Dave Eschagoff, Chair

BOARD OF (APPEALS) ~~(TRUSTEES)~~

-----x  
IN THE MATTER OF THE APPLICATION OF

31 Mirrielees Circle

APPLICATION

to the Board of (Appeals) ~~(Trustees)~~  
of the Village of Great Neck Estates.

-----x

1. Name of applicant: Nisha and Rajiv Yadlapalli

2. Applicant's address: 31 Mirrielees Circle, Great Neck, NY 11024

3. If the applicant is not an owner of the property which is the  
subject of this application, state the relationship of the  
applicant to the owner(s):

4. The property which is the subject of this application is  
located at: 31 Mirrielees Circle, Great Neck  
Estates, N. Y. and is also known as Section 2, Block 4,  
Lot(s) 110,115 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the  
property (if applicant is not the sole owner) is:

6. The property is located in the B zoning district of the  
Village of Great Neck Estates.

7. The subject property is located on the north side of  
Mirrieles Circle (street).
8. The date on which the owner(s) acquired the property was  
6/23/2016.
9. The approximate dimensions of the property are \_\_\_\_\_ feet  
by \_\_\_\_\_ feet, and the total acreage of property is .41  
acres.
10. The property is presently used for single family residence
11. Are there existing buildings on the property? Yes If so,  
of what type of construction \_\_\_\_\_
12. The present assessed valuation of the property is:  
Land \_\_\_\_\_ Building(s) 1,197,000
13. Are there any outstanding village taxes on the property?  
No If so, for what years? \_\_\_\_\_
14. The applicant or owner(s) wish to make use of the property  
for the purpose of: Single family residence
15. The Building Department of the Village of Great Neck Estates  
denied an application for said proposed use on January 9, 2024
16. The proposed use of the property violates the following  
sections of the Village Code: 230-8H, 230-8F, 230-8G, 230-39

17. This is an application for:

\_\_\_\_\_ an appeal

X  a variance

\_\_\_\_\_ a special permit

\_\_\_\_\_ other (describe): \_\_\_\_\_

18. The following sections of the Village Code provide that the Board of (Appeals) (Trustees) has authority to grant the relief requested in this application: 230-67

19. Description of the problem, or reasons for this application, which constitute practical difficulty or unnecessary hardship which justifies the relief sought in this application:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

Applicant proposes to install an inground swimming pool. Due to the unique shape and topography of the property, variances are needed.

20. Has any previous application been made to the Board of (Appeals) (~~Trustees~~) for the relief sought in this application, or relief similar to that sought in this application? No If so, attach a description of each such prior application, including the date the application was

made, the date of the determination by the Board of (Appeals) ~~(Trustees)~~, and a summary of the determination by the Board of (Appeals) ~~(Trustees)~~.

21. Has any previous application been made to the Board of (Appeals) ~~(Trustees)~~ for any other relief with respect to the property which is the subject of this application? No

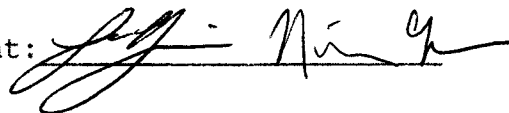
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Board of (Appeals) ~~(Trustees)~~, and a summary of the determination of the Board of (Appeals) ~~(Trustees)~~.

22. Are there any outstanding violation notices affecting the subject premises? No

23. Are there any pending court proceedings involving the subject premises? No

24. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true.

Name of applicant: Rajiv Yadlapalli Nisha Yadlapalli

Signature of applicant: 

Title of signatory: \_\_\_\_\_

Date: \_\_\_\_\_

**AFFIDAVIT OF APPLICANT**

STATE OF NEW YORK)

ss:


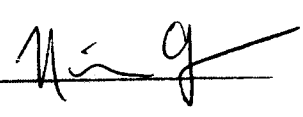
COUNTY OF NASSAU )

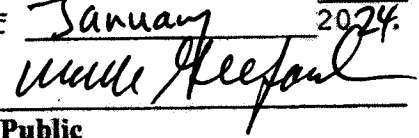
The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the \_\_\_\_\_, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

Rajiv Yadlapalli: Nisha Yadlapalli  
**Print Name**

   
**Signature**

Sworn to before me this 29  
day of January 2024.  


**Notary Public**

Mark E. Gelfand  
Notary Public, State of New York  
No. 02GE0001302  
Qualified in Nassau County  
Commission Expires February 10, 2027

**AFFIDAVIT OF OWNER(S)**

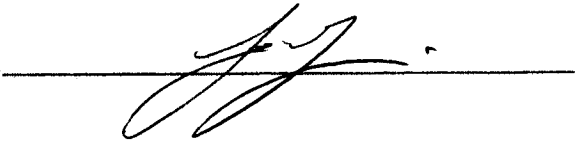
(To be completed only if the applicant is not the sole owner)  
(All owners must sign either as owner or applicant)

STATE OF NEW YORK)

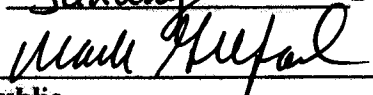
ss:

COUNTY OF NASSAU )

Rajiv Yadiganti being duly sworn, deposes and says that (s)he is the owner of the property known as 31 Mirvieles Circle in the Village of Great Neck Estates. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Great Neck Estates on behalf of the owner(s) of the subject property.



Sworn to before me on this 29 day of January 2024.



Notary Public

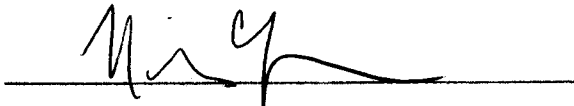
Mark E. Gelfand  
Notary Public, State of New York  
No. 02GE0001302  
Qualified in Nassau County  
Commission Expires February 10, 2027

STATE OF NEW YORK)

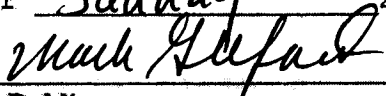
ss:

COUNTY OF NASSAU )

Nisha Yadlapalli being duly sworn, deposes and says that (s)he is the owner of the property known as 31 Mirvieles Circle in the Village of Great Neck Estates. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Great Neck Estates on behalf of the owner(s) of the subject property.



Sworn to before me on this 29 day of January 2024.



Notary Public

Mark E. Gelfand  
Notary Public, State of New York  
No. 02GE0001302  
Qualified in Nassau County  
Commission Expires February 10, 2027





**AFFIDAVIT OF PROPERTY OWNER/AUTHORIZATION**

**All Owners must sign either as owner or applicant**

State of New York )


SS:

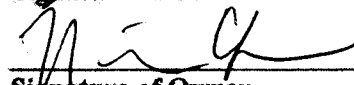
County of Nassau )

(I)(We), Nisha and Rajiv Yadlapalli being duly sworn, state:

**Complete Items #1, 2 or 3 as applicable, then Item #4**

- (1) (I am) (We are) the owner(s) of the property described in this application known as 31 Mirrielees Circle, and described on the Nassau County Land and Tax Map as Section 2, Block 4, Lot(s) 110, 115.
- (2) If the applicant is a corporation, the deponent is an officer thereof, to wit the \_\_\_\_\_, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.
- (3) If the applicant is a partnership, the deponent, \_\_\_\_\_ is a general partner thereof, and has authority to execute this application in the name of the partnership.
- (4) (I) (We) hereby authorize \_\_\_\_\_ to submit this application.

  
 \_\_\_\_\_  
 Signature of Owner

  
 \_\_\_\_\_  
 Signature of Owner

Sworn to before me this 29 day  
 of January 2024  
Mark Gelfand  
 Notary Public

Mark E. Gelfand  
 Notary Public, State of New York  
 No. 02GE0001302  
 Qualified in Nassau County  
 Commission Expires February 10, 2027

**ALL STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF**

  
 \_\_\_\_\_  
 Signature of Applicant

Sworn to before me this 29 day  
 of January 2024  
Mark Gelfand  
 Notary Public

Mark E. Gelfand  
 Notary Public, State of New York  
 No. 02GE0001302  
 Qualified in Nassau County  
 Commission Expires February 10, 2027

**FALSE STATEMENTS MADE HEREIN ARE PUNISHABLE AS A CLASS 'A' MISDEMEANOR  
 PURSUANT TO SECTION 210.45 OF THE PENAL LAW OF THE STATE OF NEW YORK**







# N E S F I E L D   A R C H I T E C T   P . C .

· NESFIELD ARCHITECT P.C. 1527 FRANKLIN AVE SUITE LL1 · MINEOLA · NY · (631) 367-7172 · NESFIELDARCH@GMAIL.COM ·

March 28, 2024

To: Village of Great Neck Estates  
4 Atwater Plaza  
Great Neck Estates, NY 11021

Att: ZBA Board Members

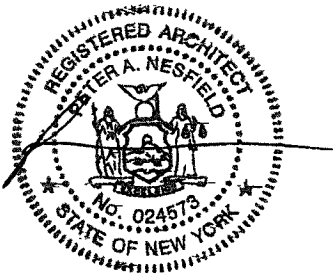
Re: 8 Chestnut

Members of the Board,

It is with much regret that I am writing this letter to you today. I am asking for additional time in obtaining the permit for 8 Chestnut due to unforeseen circumstances. It has taken substantially longer to obtain required information from professional consultants than original intended. We ask that you grant us an extension on your decisions in order to finalize our work. It would be greatly appreciate if your decisions could be extended. If you could extend the approval until March of 2025.

In closing we have we have submitted all requested information to building department and have instructed the intended contractor to provide is insurances and other license information to the Building Department. Thank you for your time and consideration.

Sincerely,  
Peter A. Nesfield



RECEIVED  
2024 MAR 29 PM 2:57  
VILLAGE OF  
GREAT NECK ESTATES

· NESFIELD ARCHITECT P.C. 1527 FRANKLIN AVE SUITE LL1 · MINEOLA · NY · (631) 367-7172 · NESFIELDARCH@GMAIL.COM ·

# N E S F I E L D   A R C H I T E C T   P . C .

· NESFIELD ARCHITECT P.C. 1527 FRANKLIN AVE SUITE LL1 · MINEOLA · NY · (631) 766-9921 · NESFIELDARCH@GMAIL.COM ·

March 28, 2024

To: Village of Great Neck Estates  
4 Atwater Plaza  
Great Neck Estates, NY 11021

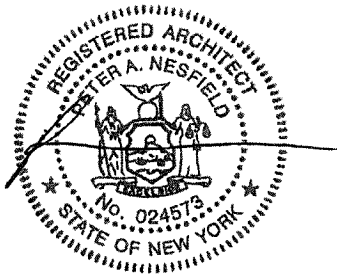
Att: Board of Appeals

Re: 96 Ash

Members of the board,

It is with much regret that I am writing this letter to you today. I am asking for additional time in gathering all the required information for the survey in order to complete the submission to the village, which is in response to our initial submission. It has taken substantially longer to obtain required information from our professional consultant than original intended. We will have to seek out a new professional consultant who will be able to perform the work required. We ask that you grant us an extension on your decision in order to finalize our work. We are asking for an extension until March of 2025.

Sincerely,  
Peter A. Nesfield



RECEIVED  
2024 MAR 28 PM 2:57  
VILLAGE OF  
GREAT NECK ESTATES

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