

AFFIDAVIT OF MAILING OF NOTICE

STATE OF NEW YORK)
COUNTY OF Queens ss:
(NASSAU)

Stanley SC Kong being duly sworn, deposes and says:

On the 24th day of December 2020, I sent by certified mail, return receipt requested, a notice required by the Code of the Village of Thomaston, a copy of which notice is hereto annexed, to each person on the attached list of names and addresses.

Stanley Kong 234 Shoreward Dr., Great Neck, NY 11021
(applicant name/address of subject property)

The certified mail receipts for all such notices are hereby attached and made a part of this affidavit. The persons named in said list and to whom I mailed said notice are all of the owners of all of the lands within a radius of 200 feet of the property affected by this application, and the addresses designated in said list are the post office addresses of said persons.

Stanley Kong
Print Name - (Owner/Applicant)

234 Shoreward Dr., Great Neck, NY 11021
Address

[Signature]
Signature

Sworn to before me this

24th day of December 2020

[Signature]
Notary

EILEEN POLANCO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01PO6334500
QUALIFIED IN QUEENS COUNTY
MY COMMISSION EXPIRES 12-21-2023

PUBLIC HEARING NOTICE

A Public Hearing will be held before the Village of Thomaston Board of Appeals on January 7, 2021, at 6:00 p.m. with respect to the following matter:

SUBJECT #20-03: Application of 805 N. Blvd. LLC, 608 Fifth Avenue, Suite 1001, New York, New York, 10020 to install a ground sign, which requires variances of Village Code §203-85.7(B), in that the proposed sign is (i) 60 square feet, where a maximum of 30 square feet is permitted, and (ii) 13.25 feet in height, where a maximum of 9 feet is permitted. Premises are designated as Section 2, Block 262, Lots 10-13 on the Nassau County Land and Tax Map.

SUBJECT 20-05: Application of Edna Guilor, 17 Ravine Road, Great Neck, as agent for Stanley Kong, 234 Shoreward Avenue, Thomaston, New York, to construct an expansion of the second floor, which construction requires variances of the following Village Code provisions: (a) Village Code §203-17(A), in that the building is on a lot with a lots size of 6,641.2 square feet and street frontage of 54 feet, where a minimum of 9,000 square feet and 55 feet are required, respectively, garage provides parking for one vehicle, where a single family dwelling is required to provide parking for 2 vehicles, housed in a garage, (b) Village Code §203-19(C)(2), in that the aggregate side yard setback will be 28.5 feet, where a minimum of 30 feet is required, (c) Village Code §203-20, in that the height of the expanded portion of the house will be 32.5 feet, where a maximum of 30 feet is permitted, and (d) Village Code §203-125(A), in that the garage provides parking for one vehicle, where a single family dwelling is required to provide parking for 2 vehicles, housed in a garage. Premises are designated as Section 2, Block 251, Lot 2 on the Nassau County Land and Tax Map.

At the said date and time, and as indicated below, all interested persons may be heard with respect to the foregoing matter.

The hearing will take place via Zoom videoconferencing. The hearing will be recorded and a transcription will be provided at a later date. The public will have an opportunity to see and hear the hearing live.

The Zoom login information is: www.zoom.com/us

Meeting ID: 895 2146 6652 - Password: 972796 - Or dial by your location: 646-558-8656 The Zoom

Any interested member of the public may provide comments to the Board regarding this hearing during the hearing, via Zoom, upon recognition by the Board or by using the Chat feature. Comments also can be provided via email before and during the hearing to deputyclerk@villageofthomaston.org. Please check the meeting Agenda posted on the Village website at www.villageofthomaston.org/public_notice.html for further instructions to access the virtual meeting and for updated information.

Plans and other materials associated with the proposed application may be reviewed and downloaded at www.villageofthomaston.org/public_notice.html, or may be obtained upon email request to deputyclerk@villageofthomaston.org up to four hours prior to the hearing time.

This application is a Type II Matter under the State Environmental Quality Review Act, which requires no environmental review.

Dated: December 8, 2020

BY ORDER OF THE BOARD OF APPEALS
NICHOLAS TOUMBEEKIS, CHAIR

SUBJECT PROPERTY:
234 SHOREWARD DR
GREAT NECK 11021
2 164 202

GONZALEZ JUAN & LILIANA
232 SHOREWARD DR
GREAT NECK 11021
2 164 201

WU JOHN CHIEN LUNG &
TSAO YA FENG
35 WINDSOR RD
GREAT NECK 11021
2 164 301

GOODMAN DAVID &
CAROLYN
33 WINDSOR RD
GREAT NECK 11021
2 164 13

GESNER BERTRAM &
SUSAN
31 WINDSOR RD
GREAT NECK 11021
2 164 302

CHENG YUNG HUI & LEE
ANNIE
29 WINDSOR RD
GREAT NECK 11021
2 164 303

NUP CAROLINE
20 LODGE RD
GREAT NECK 11021
2 164 6,7

MURRAIN GHPG
22 LODGE RD
GREAT NECK 11021
2 164 307

MURRAIN GHPG
240 SHOREWOOD DR
GREAT NECK 11021
2 164 306

COHEN ANDREW & SHARON
21 LODGE RD
GREAT NECK 11021
2 231 24

DAIAN MIRCEA & CRISTINA
237 SHOREWOOD DR
GREAT NECK 11021
2 210 49

ROSSI INO & IRENE
235 SHOREWOOD DR
GREAT NECK 11021
2 210 48

ALPERT LILLIAN
37 WINDSOR AVE
GREAT NECK 11021
2 210 47

PORGES ROBERT &
SHEERY & LU WENDY W QIN
39 WINDSOR AVE
GREAT NECK 11021
2 210 46

KAHN RUDOLF
136 COLONIAL RD
GREAT NECK 11021
2 209 20

GOODMAN MINDY TRUST
231 SHOREWARD DR
GREAT NECK 11021
2 209 21

BALLARD PHYLLIS
230 SHOREWARD DR
GREAT NECK 11021
2 008 21

PACKARD ROSE &
BROWN DONALD ROBERT
34 WINDSOR RD
GREAT NECK 11021
2 008 20

JACOBS NICHOLAS W &
GAGLIA ELECTRA J
32 WINDSOR RD
GREAT NECK 11021
2 008 15

From: clerk@villageofthomaston.org,
To: guilor@aol.com,
Subject: RE: 234 Shoreward
Date: Tue, Dec 8, 2020 1:13 pm

Shoshana:

These municipalities must be included going forward with your Legal Notice Mailings, Certified and Return Receipt.

Village Clerk Village of Great Neck Plaza 2 Gussack Plaza Great Neck NY 11021	Village Clerk Village of Kensington 2 Nassau Drive Great Neck NY 11021
Village Clerk Village of Russell Gardens 6 Tain Drive Great Neck NY 11021	Town Clerk Town of North Hempstead 200 Plandome Road Manhasset, NY 11030
Nassau County Clerk 20 Old Country Road <i>240 Old Country Rd</i> Mineola, NY 11501 <i>Mineola, NY 11501</i>	Clerk of Nassau County Legislature 1 West Street Mineola, NY 11501
NY State Department of Park & Recreation & Historic Preservation Long Island Region Administrative Office 652 Belmont Avenue <i>625 Belmont Ave.</i> Babylon, NY 11702 <i>West Babylon, NY</i> <i>11704</i>	NYSDOT-REGION 10 Regional Director State Office Building 250 Veterans Memorial Highway Hauppauge, NY 11788

Call us if you have any questions.

Thank you

Linda

From: Guilor Architects <guilor@aol.com>
Sent: Tuesday, December 8, 2020 12:32 PM
To: Village of Thomaston <clerk@villageofthomaston.org>
Subject: Fwd: 234 Shoreward