



VILLAGE OF PLANDOME MANOR

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LEGAL NOTICE BOARD OF ZONING APPEALS APRIL 21, 2022

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Inc. Village of Plandome Manor will hold a public hearing on Thursday, April 21, 2022, at 7:00 p.m. Pursuant to Chap. 417 of the Laws of 2021. This meeting will be held in-person at Village Hall, 55 Manhasset Avenue, Manhasset, NY 11030. Pursuant to Article 7 of the New York State Public Officers Law, one or more of the members of the Board may attend the public hearing by videoconference.

BZA2021-5 1 Stonytown Road. Applicant is seeking a variance to increase the height of a fence in the front yard. The fence violates the permitted location as per Section 112-1A of the Village Code which states: No fence shall be erected in a front yard on any property in the Village. In addition, the fence exceeds the maximum required height of 4 feet as per section 225-8A(1) of the Village Code. The proposed fence varies up to 10 feet high.

BZA2022-1 184 Circle Drive. Applicant is seeking a variance to enlarge the porch and add a gym above the porch on the second level. Review of submitted plans prepared by Amy Urban Architecture & Design shows the front yard are in violation of the Inc. Village of Plandome Manor's building zone ordinance Chapter 225 (Zoning) Section 225 Attachment 1, where 35 feet is required for a front yard setback, you propose a substandard setback of 25.1 feet. Lastly, the proposed plans show the height of the building is in violation of Chapter 225 (Zoning) Section 225-7 Sky Exposure Plane and Section 225 Attachments 3 & 4; where the sky exposure plane is interrupted in the front yard.

BZA2022-4 28 Bayview Road. Applicant is seeking a variance to locate a shed in the front yard. Review of the submitted site plan indicates the location of a shed that is too close to the side yard. The accessory structure (shed) violates the permitted setback. As per section 225-8.B (2) of the Plandome Manor Village Code.

BZA2022-3 90 Gristmill Lane. Applicant is seeking a variance to install a front yard facing garage door. The front yard facing garage violates Section 225-8 (B)(5) of the Village Code which states: Garage entrance doors shall not face a street but shall face the side or rear property lines. In addition, the plans indicate that the floor area is 6,523.08 square feet. Therefore, the floor area is in excess of the permissible/allowable square footage of 6,300 square feet per section 225-6A of the Village Code by 223 square feet.

BZA2022-6 1362 Plandome Road. Applicant is seeking a variance to install curb cuts and a circular driveway. The dual curb cuts and circular driveway violates Section 225-8 A(6) of the Village Code which states: There shall be no more than one driveway (with appurtenant curb cut) providing a single means of ingress/egress to a street to/from a single lot.

In addition, the plan indicates an open space ratio of 69%.

The open space ratio of 69% violates Section 225 Attachment 1 of the Village Code which indicates: the open space ratio is for an R-22 is 65% open space.

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