



VILLAGE OF PLANDOME MANOR

55 Manhasset Avenue, Manhasset, NY 11030

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LEGAL NOTICE BOARD OF ZONING APPEALS June 20th, 2024, 8:00pm

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Inc. Village of Plandome Manor will hold a public hearing on Thursday, June 20th, 2024, at 8:00 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.

BZA2024-1 Application of Mr. and Mrs. Vases, 2 Aspen Gate, Manhasset, are requesting a variance for synthetic turf, where the development has an open space of 51.59%. As per the Village Code of Plandome Manor, Chapter 225, Attachment 1, in a R-22 zone, a lot must have a 65% open space. The development is deficient by 13.41% open space.

BZA2024-5 Application of Justin Chan, 45 Lake Road, Manhasset, is requesting a shed to be located 4.7ft from the side yard property line and in the front yard. As per Section 225-8. B(2) of the Village Code of Plandome Manor, a shed is defined as an accessory structure and is required to be placed 15' from the side property line. Additionally, per Section 225-8. B(1), accessory structures are not permitted to be placed in a front yard.

**BY ORDER OF THE
ZONING BOARD OF APPEALS
MARIO HARRIS, CHAIRMAN
KATHERINE HANNON, VILLAGE CLERK
Dated: May 31st, 2024**

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James Baydar, Esq.

BUILDING INSPECTOR
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