



VILLAGE OF PLANDOME MANOR

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LEGAL NOTICE BOARD OF ZONING APPEALS January 22, 2025, 8:00pm

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Inc. Village of Plandome Manor will hold a public hearing on Wednesday, January 22, 2025, at 8:00 p.m. This meeting will be held in-person at Village Hall, 55 Manhasset Avenue, Manhasset, NY 11030.

BZA2025-1 Application of Mr. John Stathopoulos, 150 Circle Drive, Manhasset, is requesting a variance for a proposed retaining wall in the front yard. As per the Village Code of Plandome Manor, Chapter 225-8 B (1), Attachment 1, accessory structures are not permitted in the front yard.

BZA2025-2 Application of Mr. Justin Chan, 45 Lake Road, Manhasset, is requesting four variances for a proposed two-story addition in the front yard. A front yard setback of 36'-6.5" is proposed in the front yard that abuts Lake Road and a front yard setback of 40'-5.5" is proposed in the front yard that abuts Plandome Road. Per the Village Code of Plandome Manor, Chapter 225, Attachment 1, in an R-22 zone, a front yard setback 45' is required. Additionally, an interruption of the sky exposure plane in the front yard which abuts Bayview Road and an interruption of the sky exposure plane in the front yard which abuts Lake Road is proposed. Per the Village Code of Plandome Manor, Chapter 225-7 Sky Exposure Plane and Section 225 Attachments 3 & 4, a variance is required.

**BY ORDER OF THE
ZONING BOARD OF APPEALS
MARIO HARRIS, CHAIRMAN
KATHERINE HANNON, VILLAGE CLERK
Dated: December 23, 2024**

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