



VILLAGE OF PLANDOME MANOR

55 Manhasset Avenue, Manhasset, NY 11030

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LEGAL NOTICE BOARD OF ZONING APPEALS April 23, 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, April 23, 2025, at 8:00 p.m. This meeting will be held in-person at Village Hall, 55 Manhasset Avenue, Manhasset, NY 11030.

BZA2025-4 Application of Mr. Ninuo Chiang, 1415 Plandome Road, Manhasset, is requesting four variances to maintain pillars in the front yard and two variances for two proposed driveway entrance gates. Per Section §225-2 of the Village of Plandome Manor, Village Code, a pillar is defined as an accessory building. As set forth in §225-8(B)(1), accessory buildings are not permitted in a front yard. Additionally, Village Code §225-8 (B)(6) states that no more than two accessory buildings shall be allowed per primary structure, your plans depict four (4) accessory structures. Per Village Code §112-1(A), gates are not allowed in a front yard. Lastly, the proposed height of the gates is 5'1"; Village Code §225-8 states that gates shall not exceed 4' in height.

BZA2025-3 Application of Eastern LLC (Mr. Kael Duprey), 1 Stonytown Road, Manhasset, is requesting four variances for proposed gates and to maintain a modified gate of a previously granted variance by Board of Zoning and Appeals along the 10-foot-high fence in the front yard. A modified exiting gate along North Plandome Road exceeds the maximum required height of 4 feet per section 225-8A(1) of the Village Code, the proposed fence gate is 2 feet above the previously granted height. Furthermore, the proposed gates violate the conditions of previous Design Review Board approval.

**BY ORDER OF THE
ZONING BOARD OF APPEALS
MARIO HARRIS, CHAIRMAN
KATHERINE HANNON, VILLAGE CLERK
Dated: April 3, 2025**

MAYOR
Barbara C. Donno

VILLAGE ATTORNEY
John Farrell, Esq.

TRUSTEES
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VILLAGE CLERK
Katherine Hannon

VILLAGE TREASURER
Marie DePalo