



VILLAGE OF PLANDOME MANOR

55 Manhasset Avenue, Manhasset, NY 11030

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LEGAL NOTICE BOARD OF ZONING APPEALS June 12, 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 Thursday, June 12, 2025, at 8:00 p.m. This meeting will be held in-person at Village Hall, 55 Manhasset Avenue, Manhasset, NY 11030.

BZA2024-7 Application of Dr. Anthony Pilavas, 280 Stonytown Road, Manhasset, is requesting the following variances to construct a new two-story single-family home on a new lot:

1. The proposed two-story single-family home does not meet the minimum lot frontage. Pursuant of the Village Code of Plandome Manor, Chapter 225, Attachment 1, in a R-22 zone, 100' is required where 0' is proposed.
2. The proposed home does not have any frontage or access to a public road, under New York State Village Law §7-736(2), a variance is required.
3. The proposed two-story single-family home does not comply with Village Code of Plandome Manor Chapter 225 (Zoning) §225-7 Sky Exposure Plan and §225 Attachments 3 & 4 as the sky exposure plane is interrupted in the side yard. A variance for the interruption in the side yard was previously granted by the Board of Zoning and Appeals, but the relief granted has since expired.
4. Retaining walls are proposed in the front yard. Pursuant to the Village Code of Plandome Manor, Chapter 225-8 B (1), accessory structures are not permitted in the front yard.
5. A grade change on the site that alters the existing contours of the land by more than two feet within 20 ft of a property line and by more than six inches within 5 ft of a property line is proposed. The proposed changes are not permitted under Village Code of Plandome Manor, § 115-3 (C)(2). Pursuant to Village Code § 115-3 (D), an application must be filed with the Board of Zoning and Appeals for permission to alter the existing grades of the land.
6. The placement of 6,950 cubic yards of site fill is proposed. Pursuant to the Village Code of Plandome Manor, §115-3 (C)(3), no more than 50 cubic yards of fill can be placed on a property. Pursuant to Village Code § 115-3 (D), an application must be filed with the Board of Zoning and Appeals for permission to place additional fill on a property.

BZA2025-5 Application of Dr. Anthony Pilavas, 280 Stonytown Road, Manhasset, is requesting a variance to maintain an existing dwelling as part of a two-lot subdivision with a proposed lot line that would create a 44.7ft rear yard setback for the existing home. Pursuant to the Village Code of Plandome Manor, Chapter 225, Attachment 1, in an R-22 zone, 45' is required.

BZA2025-6 Application of Cow Neck Landing LLC (Mr. Timothy O'Sullivan), 63 Lake Road, Manhasset, is requesting a variance for a proposed retaining wall and two pillars in the front

MAYOR
Barbara C. Donno

TRUSTEES
Matthew Clinton
Peter Kulka
Patricia O'Neill, RA, AIA
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BUILDING INSPECTOR
Edward P. Butt, RA, AIA
CODE ENFORCEMENT OFFICER
Jack Mancusi

VILLAGE CLERK
Katherine Hannon
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yard. Pursuant to the Village Code of Plandome Manor, Chapter 225-8 B (1), accessory structures are not permitted in the front yard.

BZA2025-7 Application of Cow Neck Landing LLC (Mr. Timothy O'Sullivan), 71 Lake Road, Manhasset, is requesting a variance for a proposed retaining wall and two pillars in the front yard. Pursuant to the Village Code of Plandome Manor, Chapter 225-8 B (1), accessory structures are not permitted in the front yard.

BZA2025-8 Application of Cow Neck Landing LLC (Mr. Timothy O'Sullivan), 73 Lake Road, Manhasset, is requesting a variance for a proposed retaining wall and two pillars in the front yard. Pursuant to the Village Code of Plandome Manor, Chapter 225-8 B (1), accessory structures are not permitted in the front yard.

**BY ORDER OF THE
ZONING BOARD OF APPEALS
MARIO HARRIS, CHAIRMAN
KATHERINE HANNON, VILLAGE CLERK
Dated: May 23, 2025**

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