



VILLAGE OF PLANDOME MANOR

55 Manhasset Avenue, Manhasset, NY 11030

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LEGAL NOTICE BOARD OF ZONING APPEALS October 6, 2026, 7:00pm

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Inc. Village of Plandome Manor will hold a public hearing on Tuesday, October 6, 2026, at 7:00 p.m. This meeting will be held in-person at Village Hall, 55 Manhasset Avenue, Manhasset, NY 11030.

BZA2026-6 Application of Mr. & Mrs. Vases, 2 Aspen Gate, Manhasset, is requesting a variance for a proposed cabana and associated retaining walls located within the front yard. Pursuant to Chapter 225-8(B)(1) and (2) of the Village Code of Plandome Manor, accessory structures are not permitted in the front yard. In addition, pursuant to Chapter 225-8(B)(4) of the Village Code of Plandome Manor, the maximum permitted building area for the property is 5,291.3 square feet. The proposed total building area of 5,655 square feet exceeds the maximum allowable by 363.7 square feet.

BZA2026-7 Application of Mr. & Mrs. Litvak, 140 Circle Drive, Manhasset, is requesting a variance for a proposed retaining wall 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. Additionally, a variance is requested for 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. Lastly, a variance is requested for an outdoor fireplace in the rear yard that is 17' 6" from the side property line. Pursuant to the Village Code of Plandome Manor, Chapter 225-8 B (3), stationary outdoor fireplaces shall be at least 20 feet distant from side and rear property lines.

BZA2026-8 Application of Mr. & Mrs. Chen, 2 Stonytown Road, Manhasset, is requesting a variance for a proposed retaining wall 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: September 14, 2026**

MAYOR
Barbara C. Donno

VILLAGE ATTORNEY
John Farrell, Esq.

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

VILLAGE TREASURER
Marie DePalo