

VILLAGE OF PLANDOME
ZONING BOARD OF APPEALS
PUBLIC NOTICE

A public hearing and meeting on the following application will be held by and before the Board of Zoning Appeals of the Incorporated Village of Plandome, Nassau County, New York, at the Village Hall, 65 South Drive, in the Village on Thursday, January 18, 2024 at 7:30 P.M.

1. The hearing will be on the application of Jon & Erin Colella, owner of a parcel of land located at 74 Valley Road in the Village, designated as Section 3, Block 25, Lot 380 on the Land and Tax Map of Nassau County and located within the Village's Residence C zoning district.

The Applicant seeks a variance to permit the construction of a finished attic with a gross floor area of 4,531 sf, which is 522 sf above the maximum allowable. This is a 14% increase in the of the overall gross floor area permissible by the current interpretation of the code.

- A variance would seek relief to the building code interpretation of the gross floor area for a third story finished attic space; under Village Code Chapter & Sub-Section

2. The hearing will be on the application of John & Cindy Leung owner of parcel of land located at 23 Parkwoods Road in the Village, designated as Section 3, Block 166, Lot 135 on the Land and Tax Map of Nassau County and located within the Village's Residence D zoning district.

The Applicant seeks a variance to permit the construction of 762 s.f. 1st floor addition, 731 s.f. 2nd floor addition, 567.5 s.f. attic and a detached garage. Article V Section 175-15 Table II allows on a 10,528 s.f. parcel a maximum floor area ratio of 0.34 or maximum gross floor area of 3,579. Applicant proposes a gross floor area of 4,017 s.f. which is 438 s.f. above or 11% above the maximum allowed.

Dated Jan 3, 2024
Manhasset Press

BY ORDER OF THE BOARD OF ZONING APPEALS
Andrew Bartels, Chairman
Barbara Peebles, Clerk/Treasurer
Incorporated Village of Plandome