

LEGAL NOTICE PUBLIC HEARING
Board of Zoning and Appeals
Village of Plandome Heights

NOTICE IS HEREBY GIVEN THAT the Board of Zoning and Appeals, Village of Plandome Heights, will hold Public Hearing on June 23, 2025, at 7:30 p.m. at Village Office, 37 Orchard Street, Manhasset, NY 11030, for:

1. Application of Nick Kavourias, owner, 47 Bournedale Road North, Plandome Heights, NY, identified on Nassau County Land and Tax Map as Section 3, Block F1, Lot 8, for variances from **§§ 140-7B, and 140-16B** of Village Code, to allow construction of one story addition to existing single family home that would result in: (i) floor area ratio of .41, where maximum allowed floor area ratio is .40; and (ii) aggregate side yard of 35.1 feet, where minimum required aggregate side yard setback is 40 feet. The variances now required result from proposed alterations to project for which variances were granted by Board decision adopted May 19, 2025, following public hearing on April 28, 2025.

The application and plans are on file in Village Office, 37 Orchard Street, Manhasset, NY, and may be examined during business hours: Monday-Thursday 9AM-4PM, Fridays 9AM-3PM. All interested parties may attend at the aforementioned time and place or send written communication to the Village Office to be heard. Any individual requiring special assistance to attend should notify Village Clerk Marie Brodsky, at least 48 hours in advance of the hearing.

Eugene O'Connor, Chairman
Board of Zoning and Appeals
Village of Plandome Heights
May 23, 2025