

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 February 23, 2026, at 7:30 p.m. at Village Office, 37 Orchard Street, Manhasset, NY 11030, for:

1. Application of Michael Ferraro, owner, 123 Webster Avenue, Plandome Heights, NY, identified on Nassau County Land and Tax Map as Section 3, Block F4, Lot 213, for variances from **§140-11** of Village Code, to allow alterations to existing 1 and 1/2 story single family home to create two story single family home that would result in: (i) easterly side yard of 6.7 feet, where existing condition is 6.7 feet and minimum required side yard setback is 15 feet; (ii) westerly side yard of 10.3 feet, where existing condition is 10.3 feet and minimum required side yard setback is 15 feet; and (iii) aggregate side yard of 17 feet, where existing condition is 17 feet and minimum required aggregate side yard setback is 40 feet.

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
January 9, 2026