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 a Public Hearing on November 23, 2026, at 7:30 p.m. at Village Office, 37 Orchard Street, Manhasset, NY 11030, for:

1. Application of Laurence and Hilary Haber, owners, 25 Grandview Circle, Plandome Heights, NY, identified on Nassau County Land and Tax Map as Section 3, Block 31, Lots 48, 148 and 151, for variances from **§ 140-23(C) and § 140-24(E.)(1)** of Village Code, to allow installation of generator for an existing single family home in the front yard, where generators are prohibited, and within 20 feet of a residential building on an adjoining lot, which is prohibited.

2. Application of Massimo Bebber and Valerie Lauriello, owners, 34 Summit Drive, Plandome Heights, NY, identified on Nassau County Land and Tax Map as Section 3, Block 28, Lot 192, for variances from **§ 140-26.B** of Village Code, to allow installation of inground swimming pool that would be: (i) set back 22 feet, four and one half inches from side property line, where minimum required side yard setback is 30 feet; (ii) set back 7 feet, ten and one half inches from existing shed, where minimum required setback from any structure is 20 feet; and (iii) located in a side yard, while swimming pool are only permitted in rear yards.

3. Application of Raymond and Florence Musalo, owners, 73 The Waterway, Plandome Heights, NY, identified on Nassau County Land and Tax Map as Section 3, Block 168, Lot 20, for variance from **§ 140-12** of Village Code, to allow extension of existing single family home that would result in rear yard setback of 15 feet, where minimum required rear yard setback is 30 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
October 20, 2026