

INC. VILLAGE OF PLANDOME
PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Inc. Village of Plandome will hold a public hearing on **Tuesday, September 12, 2017 at 7:30 PM** at Plandome Village Hall, 65 South Drive, Plandome, NY, to consider the following applications:

- 1) Daniel & Abigail Lerner, owners of the property located at 37 Valley Road, Plandome, NY, also known on the Nassau County Land & Tax Map as Section 3, Block 23, Lot 540, Zone Residence C, for variance from the Village Code as follows:

- To construct one & two story additions on an existing one-family dwelling

➤ Denied for the following reason:

Article III § 175-15. Table IV where the Height Setback Ratio (HSR) not exceed 1.2 to 1 in the east side yard, which would be an intersecting point at 24.96 feet in the height of the side building line

-Applicant proposes a new east side height of 30.96 feet which is an encroachment of 6 feet above the diagonal sky exposure plane.

- 2) 40 South LLC, owner of the property located at 40 South Drive, Plandome, NY, also known on the Nassau County Land & Tax Map as Section 3, Block 19, Lot 216, Zone Residence C, for variance from the Village Code as follows:

- To construct a new two-story dwelling

➤ Denied for the following reason:

Article III § 175-15. Table IV where the Height Setback Ratio (HSR) not exceed 1.2 to 1 in a side yard, which would be an intersecting point at 24 feet in the height of the east side building line and 24 feet in the height of the west side building line.

-Applicant proposes an east side encroachment of 12 feet above the diagonal sky exposure plane and a west side encroachment of 6 feet above the diagonal sky exposure plane

Applicants may seek relief from the provisions of the Zoning Code, or seek an overturn of any conclusions or determination regarding the Zoning Code made by the designated Code Enforcement Official.

The applications are on file in the Office of the Village Clerk, and may be examined during business hours. All interested parties may attend at the aforementioned time and place or send a written communication to the Village Office to be heard.

BY ORDER OF THE BOARD OF APPEALS

A. Scott Wilson, Chairman

Elizabeth Kaye, Clerk/Treasurer

Dated: August 17, 2017