

**NOTICE OF MEETING  
INCORPORATED VILLAGE OF MUTTONTOWN  
ZONING BOARD OF APPEALS**

**NOTICE IS HEREBY GIVEN**, that a public hearing and meeting will be held before and by the Zoning Board of Appeals of the Incorporated Village of Muttontown, Nassau County, New York at the Village Hall, 1 Raz Tafuro Way in said Village, on Thursday November 19, 2020 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Harry Aurora and Gurpreet Khurana, owner of 15 Kevin Court in the Village, and designated as Section 15, Block 199, Lot 0008 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone.

The applicant seeks variances (Z-779) for the following: **(a)** maximum building area for principal building only; **(b)** maximum building area for principal building and all accessory buildings, excluding patios and decks; **(c)** maximum building area for principal building and all accessory buildings, including patios and decks; **(d)** maximum habitable floor area; **(e)** existing dwelling side yard setback; **(f)** built prior trash enclosure concrete pad side yard setback; **(g)** existing pool side yard setback **(h)** built prior pool patio side yard setback; **(i)** built prior pool patio and planter wall rear yard setback.

1. Proposed total building area (principal building only) of **3,574 sq. ft.** which has a lot coverage percent of **16.37%**, increased from **3,464 sq. ft.** which has a lot coverage percent of **15.87%** in lieu of the maximum allowable **15%** requiring a **1.37%** variance.
2. Proposed total building area **excluding** patios and decks of **4,939 sq. ft.** which has a lot coverage percent of **22.63%**, increased from **4,931 sq. ft.** which has a lot coverage percent of **22.59%** in lieu of the maximum allowable **20%** requiring a **2.63%** variance.
3. Proposed total building area **including** patios and decks of **9,235 sq. ft.** which has a lot coverage percent of **42.31%**, increased from **9,227 sq. ft.** which has a lot coverage percent of **42.27%** in lieu of the maximum allowable **25%** requiring a **17.31%** variance.
4. Proposed habitable floor area of **5,646 sq. ft.** is over the maximum allowable **5,500 sq. ft.** requiring a **146 sq. ft. variance.**
5. Existing dwelling has an East Side Yard setback of **10.1 feet** in lieu of the required **20 feet** requiring a **9.9 feet** variance.
6. Existing built prior trash enclosure concrete pad has an East Side Yard setback of **3.4 feet** in lieu of the required **20 feet**, requiring a **16.6 feet** variance.
7. Existing pool has a West Side Yard setback of **10.8 feet** in lieu of the required **20 feet**, requiring a **9.2 feet** variance.
8. Existing built prior pool patio has a West Side Yard setback of **5.3 feet** in lieu of the required **20 feet**, requiring a **14.7 feet** variance.

9. Existing built prior pool patio and planter wall have a Rear Yard setback of **1.8 feet** in lieu of the required **30 feet**, requiring a **28.2 feet** variance.

**For 1, 2 and 3 See ARTICLE III, §190-7(j)**

**For 4 See ARTICLE III, §190-7(m)**

**For 5, 6, 7 and 8 See ARTICLE III, §190-7(g)**

**For 9 See ARTICLE III, §190-7(h)**

The above applications are on file in the office of the Village Clerk and may be viewed Monday to Friday during the hours of 9:30 a.m. - 12:30 p.m. If any individual requires special assistance to attend, they should notify the Village Clerk at least 48 hours in advance of the hearing.

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: October 29, 2020