

**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 April 15, 2021 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Riva Srivastava, owner of 12 The Hollows West in the Village, and designated as Section 25, Block 056, Lot 0027 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-550) for Excavation and Grading.

1. The proposed excavation is for **525 cubic yards** in lieu of the maximum allowable **15 cubic yards** requiring a **510 cubic yards** variance.

For 1 See Chapter 62, §62-4

The Board will hear and consider:

The Appeal of Vishal Dipchand, owner of 6 Summerwind Drive in the Village, and designated as Section 16, Block A, Lot 1057 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-780) for the following: **(a)** maintain elevated "prayer room"; rear yard setback; **(b)** maintain existing asphalt playground; side and rear yard setbacks; **(c)** install new paved surfaces and firepit; total building area including patios and decks.

1. Existing asphalt playground has a Side Yard setback of **46 feet 9 inches** in lieu of the required **50 feet** requiring a **3 feet 3 inch** variance.
2. Existing asphalt playground has a Rear Yard setback of **25 feet** in lieu of the required **50 feet** requiring a **25 feet** variance.
3. Existing "prayer room" has a Rear Yard Setback of **5 feet 9 inches** in lieu of the required **50 feet** requiring a **44 feet 3 inch** variance.
4. Proposed total building area **including** patios and decks of **13,391 sq. ft.** which has a lot coverage percent of **15%** in lieu of the maximum allowable **11,618 sq. ft.** or **13%** requiring a **1,773 sq. ft.** or **2%** variance.

For 1 See ARTICLE III, §190-7(g)

For 2 and 3 See ARTICLE III, §190-7(h)

For 4 See ARTICLE III, §190-7(j)

The Board will hear and consider:

The Appeal of Brian Fagen, owner of 29 Tammy's Lane in the Village, and designated as Section 25, Block 046 Lot 0077 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-781) for the following: **(a)** the proposed portico, garage bay addition and rear patio addition; principal building only.

1. Proposed total building area (principal building only) of **5,275.91 sq. ft.** which has a lot coverage percent of **5.939%** in lieu of the maximum allowable **4,442 sq. ft.** or **5.0%** requiring a **0.939%** variance.

For 1 see ARTICLE III, §190-7(j)

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: March 26, 2021