

**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 June 17, 2021 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Steven Spivack, owner of 99 Karol Place in the Village, and designated as Section 15, Block 199, Lot 0019 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone.

The applicant seeks variances (Z-782) for the following: **(a)** proposed addition side yard setback; **(b)** existing house side yard setback; **(c)** built prior A/C unit side yard setback; **(d)** existing chimney side yard setback; **(e)** built prior pond side yard setback; **(f)** built prior brick planter side yard setback; **(g)** built prior pool patio side and rear yard setbacks; **(h)** existing pool equipment side and rear yard setbacks; **(i)** existing pool rear yard setback; **(j)** existing house patio rear yard setback; **(k)** existing built prior BBQ rear yard setback **(l)** maximum building area for principal building only; **(m)** maximum building area for principal building and all accessory buildings, excluding patios and decks; **(n)** maximum building area for principal building and all accessory buildings, including patios and decks

1. Proposed total building area (principal building only) of **4,612.56 sq. ft.** which has a lot coverage percent of **23.7%**, in lieu of the maximum allowable **15%** requiring a **8.7%** variance.
2. Proposed total building area **excluding** patios and decks of **5,295 sq. ft.** which has a lot coverage percent of **27.2%** in lieu of the maximum allowable **20%** requiring a **7.2%** variance.
3. Proposed total building area **including** patios and decks of **9,314 sq. ft.** which has a lot coverage percent of **47.9%** in lieu of the maximum allowable **25%** requiring a **22.9%** variance.
4. Proposed addition has an East Side Yard setback of **19 feet ½ inch** in lieu of the required **20 feet** requiring a **11 ½ inch** variance.
5. Existing built prior A/C unit has an East Side Yard setback of **18 feet 8 inches** in lieu of the required **20 feet**, requiring a **1 foot 4 inch** variance.
6. Existing built prior pond has a West Side Yard setback of **19 feet 3 inches** in lieu of the required **20 feet**, requiring a **9 inch** variance.
7. Existing built prior planter has a West Side Yard setback of **19 feet 2 inches** in lieu of the required **20 feet**, requiring a **10 inch** variance.
8. Existing built prior pool patio has a West Side Yard setback of **7 feet 2 inches** in lieu of the required **20 feet**, requiring a **12 feet 10 inch** variance.

9. Existing pool equipment has a West Side Yard setback of **5 feet** in lieu of the required **20 feet**, requiring a **15 feet** variance.
10. Existing pool equipment has a Rear Yard setback of **7 feet** in lieu of the required **30 feet**, requiring a **23 feet** variance.
11. Existing pool has a has a Rear Yard setback of **10 feet 6 inches** in lieu of the required **30 feet**, requiring a **19 feet 6 inch** variance.
12. Existing built prior pool patio has a has a Rear Yard setback of **6 feet 9 inches** in lieu of the required **30 feet**, requiring a **23 feet 3 inch** variance.
13. Existing built prior house patio/walkway has a has a Rear Yard setback of **22 feet 3 inches** in lieu of the required **30 feet**, requiring a **7 feet 9 inch** variance.
14. Existing built prior BBQ has a has a Rear Yard setback of **22 feet 1 inch** in lieu of the required **30 feet**, requiring a **7 feet 11 inch** variance.

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

For 4 - 14 See ARTICLE III, §190-7(g)

The Board will hear and consider:

The Appeal of Edward Faccio, owner of 390 Muttontown-Eastwoods Rd in the Village, and designated as Section 25, Block 045, Lot 0004 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-783) for the following **(a)** exceed allowable accessory building size.

1. Proposed detached garage which has a building area of 1,192 sq. ft. in lieu of the maximum allowable **1,000 sq. ft.**, requiring a variance of **192 sq. ft.**

See ARTICLE III, §190-2B

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: May 27, 2021