

**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 September 19, 2019 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Albert and Marilena Capone, owner of 5 Summerwind Drive in the Village, and designated as Section 16, Block A, Lot 975 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-727 and Z-728) for a proposed detached garage, proposed pool and pool patio, and maximum building area:

1. A proposed detached garage which is **1,828 sq. ft.** in lieu of the maximum required 1000 sq. ft. requiring a **828 sq. ft. variance.**

See **ARTICLE III, §190-2B**

2. A proposed pool, pool patio, detached garage, and garage patio which increases the total building area to **19,584 sq. ft.** which has a lot coverage percent of **19.37%** in lieu of the required **15%** requiring a **4.37% variance.**

See **ARTICLE III, §190-7(j)**

The Board will hear and consider:

The Appeal of Richard Podpirka, owner of 30 The Hollows East in the Village, and designated as Section 25, Block 56, Lot 0018 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-771) to maintain an existing dwelling building area, to maintain existing lot coverage, to maintain an existing patio with canopy, and to maintain existing pool equipment:

1. Existing dwelling building area of **5,013 sq. ft.** increases the total building area to **5.96%** in lieu of the required **5%** requiring a **0.96% variance.**

See **ARTICLE III, §190-7(j)**

2. Total existing & proposed building area of **15,354 sq. ft.** increases the total building area to **18.25%** in lieu of the required **15%** requiring a **3.25% variance.**

See **ARTICLE III, §190-7(j)**

3. Existing patio with canopy has a side yard setback of **35.51 feet** in lieu of the required **40 feet**, requiring a **4.49 foot variance.**

See **ARTICLE III, §190-7(g)**

4. Existing pool equipment has a side yard setback of **38.7 feet** in lieu of the required **40 feet**, requiring a **1.3 foot variance.**

See **ARTICLE III, §190-7(g)**

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: August 26, 2019