

**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 December 15, 2022 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Jeanine Todaro, owner of 2075 Lansing Place in the Village, and designated as Section 15, Block 051, Lot 0017 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-799) for a built prior pool patio Side Yard setback.

1. Existing built prior pool patio has an East Side Yard setback of **32 feet** in lieu of the required **40 feet**, requiring an **8 feet** variance.

**For 1 see ARTICLE III, §190-7(g)**

The Board will hear and consider:

The Appeal of Vipul Sawhney, owner of 10 Kingwood Court in the Village, and designated as Section 15, Block 206, Lot 0067A on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks a variance (Z-802) for total building area (for the principal building only).

1. Proposed balcony addition makes the total building area (for the principal building only) **5,223 sq. ft.** which has a lot coverage percentage of **5.52%**, in lieu of the maximum allowable **4,940 sq. ft.** or **5.23%**, requiring a **283 sq. ft.** or **0.29%** variance.

**For 1 see ARTICLE III, §190-7(j)**

The Board will hear and consider:

The Appeal of Brett and Laura Fox, owner of 40 Woodlea Road in the Village, and designated as Section 25, Block 045, Lot 0001 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-803) for a disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed soil disturbance of **550 CY** is over the allowable **15 CY**, requiring a **535 CY** variance.

**For 1 See §62-2 Excavation and Grading Definitions**

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: December 1, 2022