

**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 20, 2023 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Sneha Raj, owner of 111 Route 106 in the Village, and designated as Section 15, Block A, Lot 2429 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks a variance (Z-804) for a proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Disturbance of soil of **6115 Cubic Yards** is over the maximum allowable **15 Cubic Yards**, requiring a **6100 Cubic Yard** variance.

For 1 See §62-2 Excavation and Grading Definitions

The Board will hear and consider:

The Appeal of Stamatios and Nicole Regoukos, owner of 10 Wakefield Drive in the Village, and designated as Section 16, Block A, Lot 0947 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-805) for a proposed dwelling building area over the maximum allowable building area (for a principal building only) a proposed dwelling building length over the maximum allowable building length, and a proposed habitable floor area over the maximum allowable habitable floor area.

1. Proposed dwelling with a building area of **7464 SF** or **6.96%** is over the maximum allowable building area (for a principal building only) of **5362 SF** or **5.00%**, requiring a **1.96%** variance.
2. Proposed dwelling with a building length of **118.6 FT** is over the maximum allowable building length (for a principal building for a lot having less than 3 acres in lot area) of **110 FT**, requiring an **8.6 FT** variance.
3. Proposed dwelling with a habitable floor area of **8445 SF** is over the maximum allowable habitable floor area of **8000 SF**, requiring a **445 SF** variance.

For 1 see ARTICLE III, §190-7(j)

For 2 see ARTICLE III, §190-7(k)

For 3 see ARTICLE III, §190-7(m)

The Board will hear and consider:

The Appeal of Richard Steller, owner of 837 Orchard Lane in the Village, and designated as Section 24, Block H, Lot 0024 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-806) for a existing front lot line and principal building area for all accessory buildings in lieu of the maximum.

1. Existing front lot line is **194.8 feet** in lieu of the required **200 feet**, requiring a **5.2 feet** variance.
2. Building area for principal building, all accessory buildings, including patios and decks is **14,974 sf** or **15.6%** in lieu of the maximum **14,420 sf**, requiring a **.6%** variance.

For 1 see ARTICLE III, §190-7(b)

For 2 see ARTICLE III, §190-7(j)

The Board will hear and consider:

The Appeal of Earle Drive LLC, owner of 12 Earle Drive in the Village, and designated as Section 15, Block 206 Lot 0032 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone.

The applicant seeks a variance (Z-807) for a proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Disturbance of soil of **410 Cubic Yards** is over the maximum allowable **15 Cubic Yards**, requiring a **395 Cubic Yard** variance.

For 1 See §62-2 Excavation and Grading Definitions

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: April 3, 2023