

**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 Tuesday May 23, 2023 at 7:00 p.m.

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 204 Brookville Road LLC, owner of 204 Brookville Rd in the Village, and designated as Section 16, Block B, Lot 0024 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-808) for a proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed cut total of **2,175 cubic yards** and proposed fill total of **500 cubic yards** for a total of **2,675 cubic yards** of soil disturbance in lieu of the maximum allowable **15 cubic yards** requiring a variance of **2,660 cubic yards**.

For 1 See §62-2 Excavation and Grading Definitions

The Board will hear and consider:

The Appeal of Shayona 75 LLC, owner of 75 Stone Hill Drive in the Village, and designated as Section 15, Block 206 Lot 0052 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks a variance (Z-809) for a proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed soil removal of **331 CY** is over the allowable **15 CY**, requiring a **316 CY** variance.

For 1 See §62-2 Excavation and Grading Definitions

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: May 5, 2023