

**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 15, 2023 at 7:00 p.m.

The Board will hear and consider:

The Appeal of 2062 Crest LLC, owner of 2062 Crest Road in the Village, and designated as Section 15, Block 051, Lot 0012 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-810) for a proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed rear yard site grading fill of **1,950 CY** is over the allowable **15 CY**, requiring a **1,935 CY** variance.

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

The Board will hear and consider:

The Appeal of Erica Zimmermann, owner of 1 Remsens Lane in the Village, and designated as Section 24, Block H, Lot 0050 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-811) for proposed and built prior setbacks.

1. Built prior swimming pool coping/walk has a side yard setback of **13.4 feet** in lieu of the required **40 feet**, requiring a **26.6 feet** variance.
2. Built prior swimming pool wall has a side yard setback of **17.4 feet** in lieu of the required **40 feet**, requiring a **22.6 feet** variance.
3. Proposed chimney has a side yard setback of **16.2 feet** in lieu of the required **40 feet**, requiring a **23.8 feet** variance.
4. Built prior swimming pool coping/walk has a rear yard setback of **23 feet** in lieu of the required **50 feet**, requiring a **27 feet** variance.
5. Built prior swimming pool wall has a rear yard setback of **27.1 feet** in lieu of the required **50 feet**, requiring a **22.9 feet** variance.
6. Built prior pool equipment relocation has a rear yard setback of **28.7 feet** in lieu of the required **50 feet**, requiring a **21.3 feet** variance.
7. Existing cabana and slate walk has a rear yard setback of **23.6 feet** in lieu of the required **50 feet**, requiring a **26.4 feet** variance.

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

**For 4, 5, 6 and 7 See ARTICLE III, §190-7(h)**

The Board will hear and consider:

The Appeal of Exquisite Luxury Home Builders LLC, owner of 8 Linden Lane in the Village, and designated as Section 24, Block F Lot 0054 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-812) for existing front lot line and lot width.

1. Existing front lot line is **130.28 feet** in lieu of the required **200 feet**, requiring a **69.72 feet** variance.
2. Existing lot width is **130.28 feet** in lieu of the required **150 feet**, requiring a **19.72 feet** variance.

**For 1 see ARTICLE III, §190-7(b)**

**For 2 see ARTICLE III, §190-7(e)**

The Board will hear and consider:

The Appeal of Bilal & Nousheen Malik, owner of 229 Route 106 in the Village, and designated as Section 15, Block A Lot 2224 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-813) for existing setback, front yard structure and maximum allowable building size.

1. Existing barn has a Front Yard setback of **51 feet 9 inches** in lieu of the required **75 feet**, requiring a **23 feet 3 inch** variance.
2. Barn is located in the front yard of the main principal dwelling.
3. Barn is **2,273.6 SF** in lieu of the maximum allowable **1,000 SF**, requiring a **1,273.6 SF** variance.

**For 1 see ARTICLE III, §190-7(f)**

**For 2 see ARTICLE III, §190-7 NOTES**

**For 3 see ARTICLE III, §190-2**

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: May 26, 2023