

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

The Board will hear and consider:

The Appeal of Stamatios & 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-814) for a proposed single family dwelling.

1. Proposed building height of **35 feet, 11 inches** is over the maximum allowable height of a principal building of **35 feet**, requiring an **11 inch** variance.
2. Proposed dwelling with a building area of **6,217 SF** or **5.80%** is over the maximum allowable building area (for a principal building only) of **5,362 SF** or **5.00%**, requiring a **0.80%** variance.
3. Proposed dwelling with a habitable floor area of **8,176 SF** is over the maximum allowable habitable floor area of **8,000 SF**, requiring a **176 SF** variance.

For 1 see ARTICLE III, §190-7(i)

For 2 see ARTICLE III, §190-7(j)

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 ROAD 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 variances (Z-815) for proposed single family dwelling and proposed cabana.

1. Proposed dwelling has a building area of **4,532.3 feet** or **5.2%** for the principal building only in lieu of the maximum allowable **4,355.8 feet** or **5.0%**, requiring a **176.5 feet** or **0.2%** variance.
2. Proposed cabana has a building area of **1,147.66 feet** in lieu of the maximum allowable building area for a roofed accessory building of **1,000 feet** requiring a **147.66 feet** variance.

For 1 See ARTICLE III, §190-7(j)

For 2 See ARTICLE III, §190-2(B)

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: July 3, 2023