

**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 September 21, 2023 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Saba Riaz, owner of 70 Stone Hill Drive in the Village, and designated as Section 15, Block 206, Lot 0079 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks a variance (Z-816) for a proposed new single family dwelling, driveway, rear patio, pool and pool patio.

1. Proposed cut total of **4,098.74 cubic yards** and proposed fill total of **1,136.87 cubic yards** for a total of **5,235.61 cubic yards** of soil disturbance in lieu of the maximum allowable **15 cubic yards** requires a variance of **5,220.61 cubic yards**.

For 1 See CHAPTER 62 Excavation and Grading, §62-2 Definitions

The Board will hear and consider:

The Appeal of Gurcharan Singh, owner of 20 Serein Court in the Village, and designated as Section 16, Block A, Lot 0994 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-817) for a proposed 2nd floor addition, proposed cabana, proposed rear walkways, proposed pool patio, proposed pool equipment pad, proposed front wall and proposed piers.

1. Existing garage has a front yard setback of **72.69 feet** in lieu of the required **75 feet**, requiring a **2.31 feet** variance.
2. Existing garage has a side yard setback of **38.8 feet** in lieu of the required **40 feet**, requiring a **1.2 feet** variance.
3. Proposed building area of **18,755 SF** or **21.52%** is over the maximum allowable building area (for principal building and all accessory buildings, including patios and decks) of **13,069 SF** or **15.00%**, requiring a **6.52%** variance.
4. Existing principal dwelling has a building length of **121.8 feet** in lieu of the maximum allowed principal building length of **110 feet**, requiring an **11.8 feet** variance.

For 1 see ARTICLE III, §190-7(f)

For 2 see ARTICLE III, §190-7(g)

For 3 see ARTICLE III, §190-7(j)

For 4 see ARTICLE III, §190-7(k)

The Board will hear and consider:

The Appeal of Fabio & Dapina Vozila, owner of 102 Brookville Road in the Village, and designated as Section 16, Block A, Lot 0935 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-818) for a proposed addition.

1. Proposed building area (of the principal building only) is **4,435 SF** or **5.09%** in lieu of the maximum allowable **4,357 SF** or **5.00%** requiring a variance of **79 SF** or **0.09%**.
2. Proposed building length is **118.62 feet** in lieu of the maximum principal building length (for lots having less than 3 acres in lot area) of **110 feet**, requiring an **8.62 feet** variance.

For 1 See ARTICLE III, §190-7(j)

For 2 See ARTICLE III, §190-7(k)

The Board will hear and consider:

The Appeal of Mir Waseem, owner of 200 Hunters Drive in the Village, and designated as Section 25, Block 046 Lot 0048 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-819) for ongoing construction of the main principal building.

1. Current main principal building height is **26 feet**, where **25 feet** was approved, in lieu of the maximum allowable height of a principal building with a flat roof of **25 feet** requiring a **1 foot** variance.
2. Construction of the main principal building has a current height projection line that exceeds the allowable **30 degree angle** and requires a variance for **1 foot**.

For 1 See ARTICLE III, §190-7(i)

For 2 See ARTICLE III, §190-8(A)

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: September 6, 2023