

**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 October 19, 2023 at 7:00 p.m.

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 Natalya & Anil Kapoor, owner of 11 Winchester Drive in the Village, and designated as Section 16, Block A, Lot 1039 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-820) for proposed setbacks.

1. Proposed stepping stone pathway has a side yard setback of **33.9 feet** in lieu of the required **40 feet**, requiring a **6.1 feet** variance.
2. Proposed cabana has a rear yard setback of **45 feet** in lieu of the required **50 feet**, requiring a **5 feet** variance.

For 1 See ARTICLE III, §190-7(g)

For 1 See ARTICLE III, §190-7(h)

The Board will hear and consider:

The Appeal of Jasmit Chadha, owner of 2 The Hollows West in the Village, and designated as Section 25, Block 056 Lot 0033 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-821) for a proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed cut and fill total of **560 cubic yards** in lieu of the maximum allowable **15 cubic yards** requires a variance of **545 cubic yards**.

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

The Board will hear and consider:

The Appeal of Jasmit Chadha, owner of 2 The Hollows West in the Village, and designated as Section 25, Block 056 Lot 0034 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-822) for a proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed cut and fill total of **610 cubic yards** in lieu of the maximum allowable **15 cubic yards** requires a variance of **595 cubic yards**.

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

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: October 3, 2023