

**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 November 16, 2023 at 7:00 p.m.

The Board will hear and consider:

The Appeal of John Farrell, owner of 1920 Midlane in the Village, and designated as Section 15, Block 049, Lot 0105 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-823) for proposed front yard setbacks.

1. Proposed addition has a front yard setback of **58.85 feet** in lieu of the required **75 feet**, requiring a **16.15 feet** variance.
2. Proposed gas meter location has a front yard setback of **53.45 feet** in lieu of the required **75 feet**, requiring a **21.55 feet** variance.

For 1 and 2 See ARTICLE III, §190-7(f)

The Board will hear and consider:

The Appeal of Juan & Indiana Perez, owners of 265 Saddle Lane in the Village, and designated as Section 15, Block A, Lot 2184 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone.

The applicant seeks variances (Z-824) for existing setbacks and maximum allowable building area.

1. Existing dwelling addition has a front yard setback of **17.7 feet** in lieu of the required **30 feet**, requiring a **12.3 feet** variance.
2. Existing pool wall has a side yard setback of **19.3 feet** in lieu of the required **20 feet**, requiring a **0.7 feet** variance.
3. Existing pool equipment pad has a rear yard setback of **29 feet** in lieu of the required **30 feet**, requiring a **1 foot** variance.
4. Existing electrical panel has a rear yard setback of **27 feet** in lieu of the required **30 feet**, requiring a **3 feet** variance.
5. Existing, as built conditions exceed the maximum allowable building area of **5,445.3 SF** or **25.0%**, and the additional, proposed BBQ island brings the maximum allowable building area (for principal building and all accessory buildings, including patios and decks) to **5,874.8 SF** or **26.9%**, requiring a **429.5 SF** or **1.9%** variance.

For 1 See ARTICLE III, §190-7(f)
For 2 See ARTICLE III, §190-7(g)
For 3 and 4 See ARTICLE III, §190-7(h)
For 5 See ARTICLE III, §190-7(j)

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: October 31, 2023