

**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 February 15, 2024 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Sara Wang, owner of 10 Howard Drive in the Village, and designated as Section 15, Block 194, Lot 0008A on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variance (Z-825) for built prior grading.

1. Built prior soil disturbance and proposed site grading fill of **85 CY** is over the allowable **15 CY**, requiring a **70 CY** variance.

For 1 See §62-2 Excavation and Grading Definitions

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 variance (Z-826) for proposed maximum allowable building height.

1. Dwelling has a new, proposed building height of **37 feet 2 inches** for the principal building in lieu of the maximum allowable **35 feet**, requiring a **2 feet 2 inch** variance.

For 1 See ARTICLE III, §190-7(i)

The Board will hear and consider:

The Appeal of Jenny Luo, owner of 9 Black Rock Road in the Village, and designated as Section 16, Block B, Lot 1584 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variance (Z-827) for proposed additional habitable floor area.

1. Proposed additional habitable floor area of **1,484 SF** along with the existing, approved habitable floor area of **7,995 SF**, is above the maximum allowable habitable floor area of **8,000 SF**, requiring a **1,479 SF** variance.

For 1 See ARTICLE III, §190-7(m)

The Board will hear and consider:

The Appeal of Elizabeth Georghakis, owner of 19 Tammy's Lane in the Village, and designated as Section 25, Block 046, Lot 0078 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variance (Z-828) for pre-existing accessory structure in front yard.

1. Existing detached garage is built in the front yard, where no accessory buildings shall be located.

For 1 See ARTICLE III, §190-7 Notes

The Board will hear and consider:

The Appeal of Michael Moss, owner of 22 Balsar Court in the Village, and designated as Section 25, Block 060, Lot 0023 on the Nassau County Land and Tax Map and located within the Village's A-2 Zone.

The applicant seeks variance (Z-829) for pre-existing maximum allowable building area.

1. Existing, as built conditions exceed the maximum allowable building area of **6,963.2 SF** or **15.0%**, for principal building and all accessory buildings, including patios and decks to **7,227.5 SF** or **15.6%**, requiring a **0.6%** variance.

For 1 See ARTICLE III, §190-7(j)

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: January 31, 2024