

**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 March 21, 2024 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Louis Baldino, owner of 1772 Route 106 in the Village, and designated as Section 25, Block 046, Lot 0103 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-830) for built prior and proposed setbacks and proposed maximum building area.

1. The North side of the proposed cabana has a **31 feet 6 inch** setback, in lieu of the required **50 feet** setback, requiring an **18 feet 6 inch** variance.
2. The South side of the proposed cabana has a **38 feet 6 inch** setback, in lieu of the required **50 feet** setback, requiring an **11 feet 6 inch** variance.
3. (3) air conditioning units on the South side of the principal building have a **16 feet 6 inch** setback, in lieu of the required **50 feet** setback, requiring a **33 feet 6 inch** variance.
4. Proposed cabana has a lot area percentage of **14.2%**, in lieu of the maximum building area (for principal building and all accessory buildings, including patios and decks) of **13.0%**, requiring a **1.2%** variance.

For 1, 2 and 3 See ARTICLE III, §190-7 (g)

For 4 See ARTICLE III, §190-7 (j)

The Board will hear and consider:

The Appeal of Jordan Garrido, owner of 2 Chelmsford Drive in the Village, and designated as Section 16, Block A, Lot 0951 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variance (Z-831) for front yard setback.

1. Existing north side of dwelling (including balcony) has a front yard setback of **58.48 feet**, in lieu of the required **75 feet**, requiring a **16.52 feet** variance.

For 1 See ARTICLE III, §190-7(f)

The Board will hear and consider:

The Appeal of 2062 Crest LLC, 2062 Crest Road in the Village, and designated as Section 15, Block 051, Lot 0012 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-832) for side yard setbacks.

1. Built prior window well has a side yard setback of **37 feet**, in lieu of the required **40 feet**, requiring a **3 feet** variance.
2. Built prior pool patio with wood deck has a side yard setback of **30.1 feet** in lieu of the required **40 feet**, requiring a **9.9 feet** variance.

For 1 See ARTICLE III, §190-7(g)

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: March 4, 2024