

**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 August 29, 2024 at 7:00 p.m.

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 a variance (Z-836) for a front yard setback.

1. Existing foundation north side of dwelling has a front yard setback of **51.58 feet**, in lieu of the required **75 feet**, requiring a **23.42 feet** variance.

For 1, see ARTICLE III, §190-7(f)

The Appeal of Mohinder Pal Singh and Jasmeet Kaur, owner of 1912 Route 106 in the Village, and designated as Section 16, Block B Lot 1679 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-838) for Parcel size, Lot frontage, Lot width setback.

1. In E-3 zoning district, the minimum parcel size according to Village Code 190-7, is 3 acres (130,680 sq ft). The size of each proposed parcel is 2.23 acres (97,078 sq ft).
2. In E-3 zoning district, the minimum Lot Frontage is 200 ft. The Frontage of proposed parcel A is 193.81 ft and the Frontage of proposed parcel B 176.83 ft.
3. In E-3 zoning district, the minimum Lot Width is 200 ft. The minimum width of proposed parcel A is 186.43 ft and the minimum width of proposed parcel B is 170 ft.

For 1, see ARTICLE III, §190-7(a)

For 2, see ARTICLE III, §190-7(b)

For 3, see ARTICLE III, §190-7(e)

The Appeal of Lucett Homes Inc., owner of Parcel B Kearney Lane (Proposed address 735 Remsen Lane) in the Village, and designated as Section 24, Block F Lot 0372 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-839) for proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed cut in front, rear, sides total **1,386** cubic yards disturbance in lieu of maximum of 15 CY. Requires a variance of **1,371** cubic yards
2. Proposed front yard fill, driveway area total **307** cubic yards disturbance in lieu of maximum of 15 CY. Requires a variance of **292** cubic yards

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

The Appeal of Kamrooz LLC, owner of 10 Bromley Court in the Village, and designated as Section 15, Block 206 Lots 0061A/0061B on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-840) for proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed cut in:
 - a. side yard grading cut, total **220** cubic yards
 - b. front patio fill, total **120** cubic yards
 - c. driveway grading cut, total **120** cubic yards
 - d. driveway fill, total **350** cubic yards

disturbance in lieu of maximum of 15 CY. Requires a total variance of **795** cubic yards

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

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: August 12, 2024