

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

The Appeal of Sarabjit Singh, owner of 5864 Northern Blvd (1 Pen Mor Drive) in the Village, and designated as Section 16, Block A, Lots 1059/1085 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-843) for proposed fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed fill in Driveway area, total **600** cubic yards
2. Proposed fill in Rear yard area, total **350** cubic yards
3. Proposed fill in front yard area, total **450** cubic yards

Total disturbance in lieu of maximum of 15 CY. Requires a variance of **1,385** cubic yards.

**For 1-3 See CHAPTER 62 Excavation and Grading, §62-2 Definitions**

The Appeal of Landmark Muttontown Group LLC, owner of 789 Remsens Lane in the Village, and designated as Section 24, Block H, Lot 0028 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-844) for existing setback, proposed building height, proposed buildable area and existing and proposed building length.

1. Existing Right side of property has set back of **34.63 ft** in lieu of the required **40 ft**, requiring a **5.37 ft** variance.
2. Dwelling has a proposed building height of **35 ft 1 in** in lieu of the maximum allowable **35 ft**, requiring **1 in** variance.
3. Main principal dwelling has a buildable area of **5.8% or 5,029.3 sq ft**, which exceeds the maximum allowable buildable area of **5% or 4,326.1 sq ft**, requiring a variance of **.8% or 703.2 sq ft**.
4. Existing and Proposed addition building length of principal dwelling has a building length of **145.8 ft** in lieu of the maximum allowed principal building length of **110 feet**, requiring a **35.8 ft** variance.

**For 1 see ARTICLE III, §190-7(g)**

**For 2 See ARTICLE III, §190-7(i)**

**For 3 See ARTICLE III, §190-7(j)**

**For 4 see ARTICLE III, §190-7(k)**

The Appeal of Krisha Mehta and Chandra Mehta, owner of 10 Wellington Court in the Village, and designated as Section 15, Block 206, Lot 0071 on the Nassau County Land and Tax Map and located within the Village's E-3 (Stonehill) Zone.

The applicant seeks variances (Z-845) for proposed buildable area.

1. Lot coverage is **5,135.5 SF or 5.53%**, which exceeds the maximum allowable buildable area of **4,875 SF or 5.25%**, requiring a variance of **260.5 SF or .28%**.  
**For 1 see Individual Building Data Plan "Stone Hill At Muttontown" dated April 2004, with a revision date of 7/27/04.**

The Appeal of Stephen Esposito and Catherine Sullivan, owner of 164 Brookville Rd in the Village, and designated as Section 16, Block B, Lots 0012/1538 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-846) for proposed fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading.

1. Proposed fill in rear yard, total **1,640.55** cubic yards

Total disturbance in lieu of maximum of 15 CY. Requires a variance of **1,625.55** cubic yards.

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

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: November 4, 2024