

**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 January 16, 2025 at 7:00 p.m.

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 Michael & Bianca Behar, owners of 135 Coachman Place in the Village, and designated as Section 15, Block A, Lot 2308 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone.

The applicant seeks variances (Z-847) for proposed setbacks and lot coverage.

1. Proposed Pool has rear set back of **15 ft** in lieu of the required **30 ft**, requiring a **15 ft** variance.
2. Proposed Pool Patio has rear set back of **11 ft** in lieu of the required **30 ft**, requiring a **19 ft** variance.
3. Proposed lot coverage is **5,780 SF or 26.24%**, in lieu of the maximum allowable buildable area of **5,507.5 SF or 25%** (for principal building and all accessory buildings, including patios and decks), requiring a **272.5 SF or 1.24%** variance.

For 1 see ARTICLE III, §190-7(g)

For 2 see ARTICLE III, §190-7(g)
For 3 see ARTICLE III, §190-7(j)

The Appeal of Miquel A. Quezada, owner of 24 Pen Mor Drive in the Village, and designated as Section 16, Block A, Lot 1073 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-848) for existing setbacks and lot coverage.

1. Existing generator has side yard setback of **2.8 ft** in lieu of the required **50 ft**, requiring a **47.2 ft** variance.
2. Existing Electric Meter has side yard setback of **11 ft** in lieu of the required **50 ft**, requiring a **39 ft** variance.
3. Existing Shed (#1): Has a side yard setback of **0 ft** in lieu of the required **50 ft**, requiring a **50 ft** variance and a rear yard setback of **21 ft** in lieu of the required **50 ft**, requiring a **29 ft** variance.
4. Existing Patio area of shed (#1): Has a side yard setback of **15 ft** in lieu of the required **50 ft**, requiring a **35 ft** variance and a rear yard setback of **23 ft** in lieu of the required **50 ft**, requiring a **27 ft** variance.
5. Existing Shed (#2): Has a side yard setback of **1.9 ft** in lieu of the required **50 ft**, requiring a **48.1 ft** variance and a rear yard setback of **5.2 ft** in lieu of the required **50 ft**, requiring a **44.8 ft** variance.
6. Existing Patio area of shed (#2): Has a side yard setback of **27 ft** in lieu of the required **50 ft**, requiring a **23 ft** variance and a rear yard setback of **7 ft** in lieu of the required **50 ft**, requiring a **43 ft** variance.
7. Existing lot coverage as shown on final survey is **17,480.3 SF or 17.22%**, in lieu of the maximum allowable buildable area of **16,055.7 SF or 15.82%** (Approved by Zoning Board 5/19/2022 Z#797), requiring a **1,424.6 SF or 1.4%** variance.

For 1-6 see ARTICLE III, §190-7(g)
For 7 see ARTICLE III, §190-7(j)

The Appeal of JRJB LLC (Jasvinder Bhatia), owner of 65 Stone Hill Drive in the Village, and designated as Section 15, Block 206, Lot 0054 on the Nassau County Land and Tax Map and located within the Village's E-3 (Stone Hill) Zone.

The applicant seeks variances (Z-849) for proposed cut and fill disturbance of soil that exceeds the maximum allowable amount of excavation and grading, building height, setbacks and lot coverage.

1. Proposed cut and fill
 - a) front yard grading cut, **962 cubic yards**
 - b) fill to be imported to site, **3,583 cubic yards**.

Total disturbance in lieu of maximum of 15 CY, requires a variance of **4,530** cubic yards.

2. Dwelling has a proposed building height of **43.25 ft** in lieu of the maximum allowable **35 ft**, requiring **8.25 ft** variance.
3. Proposed concrete pad for 5 AC units is entirely in the **30 ft** side yard setback, which requires a **16.7 ft** variance.
4. Proposed retaining wall has a side yard setback **21 ft** in lieu of the required **40 ft**, requiring a **21 ft** variance.
5. Proposed lot coverage is **5,459 SF** or **5.99%**, which exceeds the maximum allowable buildable area of **4,775 SF** or **5.24%**, requiring a variance of **684 SF** or **.7%**.

For 1 see CHAPTER § 62-2 Excavation and Grading Definitions

For 2 see ARTICLE III, §190-7(i)

For 3 and 4 see ARTICLE III, §190-7(g)

For 5 see Individual Building Data Plan “Stone Hill At Muttontown” dated April 2004, with a revision date of 7/27/04.

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: December 30, 2024